



Knutsford
Legh Road


IRLAMS
of Knutsford



The Property

We are excited to offer the rare opportunity to acquire an exquisite 19th Century Villa with state of the art accommodation and leisure suite including pool, steam and media rooms, self contained ancillary accommodation and detached office.

The distinctive and distinguished 7 bedroom, 4 bathroom property enjoys an enviable situation, set well back from one of Knutsford's premier roads, approached through automated gates and a sweeping driveway. Sitting in approximately an acre plot with lawns, terraces, mature trees and shrubs and Koi pond, offers numerous opportunities for outdoor entertaining within a high degree of privacy with triple garage and parking for many cars.

Benefitting from a completely new and upgraded electrical infrastructure with CAT6 cabling, intelligent wiring and new underfloor and conventional intelligent heating systems, and featuring the latest automation, security, music and media systems throughout.

This sympathetically restored property has original features along with replicated Adam mouldings and cornices. There are spacious entertaining rooms, most with direct access to the private grounds. The majority of bedrooms enjoy dressing rooms or bespoke fitted wardrobes, the bathrooms are fitted with Villeroy & Boch and Grohe sanitary ware.

The newly fitted kitchen/entertaining room features newly fitted bespoke cabinetry with top of the range Miele, Gaggenau and sub zero appliances. A wonderful entertaining area, with French windows on three sides accessing the Orangery and leisure suite patios.

The basement accommodation contains the original wine cellar, with original bins and extends to offer a utility/laundry room

Whilst already enjoying the benefit of an independent annex for extended family or staff, the property retains scope for further development subject to consent.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station. At the next set of lights continue across onto Chelford Road (A537). Upon reaching The Legh Arms public house on your right, turn right onto Legh Road where the property will soon be seen on your left.

SUMMARY OF ACCOMMODATION

- An exquisite 19th Century Victorian Villa occupying a stunning secluded position set back from Legh Road, the town's premier road. Contemporary, stylish accommodation arranged over three floors
- The property has been extensively refurbished and restored to an extremely high standard within the last twelve months
- Stunning substantial reception rooms
- Superb living dining kitchen with high quality integrated appliances
- Seven generous bedrooms (two with en-suite bathrooms & two with en-suite dressing rooms)
- Leisure suite with swimming pool, gymnasium and cinema room
- Stunning, private formal gardens with patios, pond and lawned areas, ideal for alfresco dining and entertaining.
- Driveway, double garage, detached studio/home office & ample secure off road parking



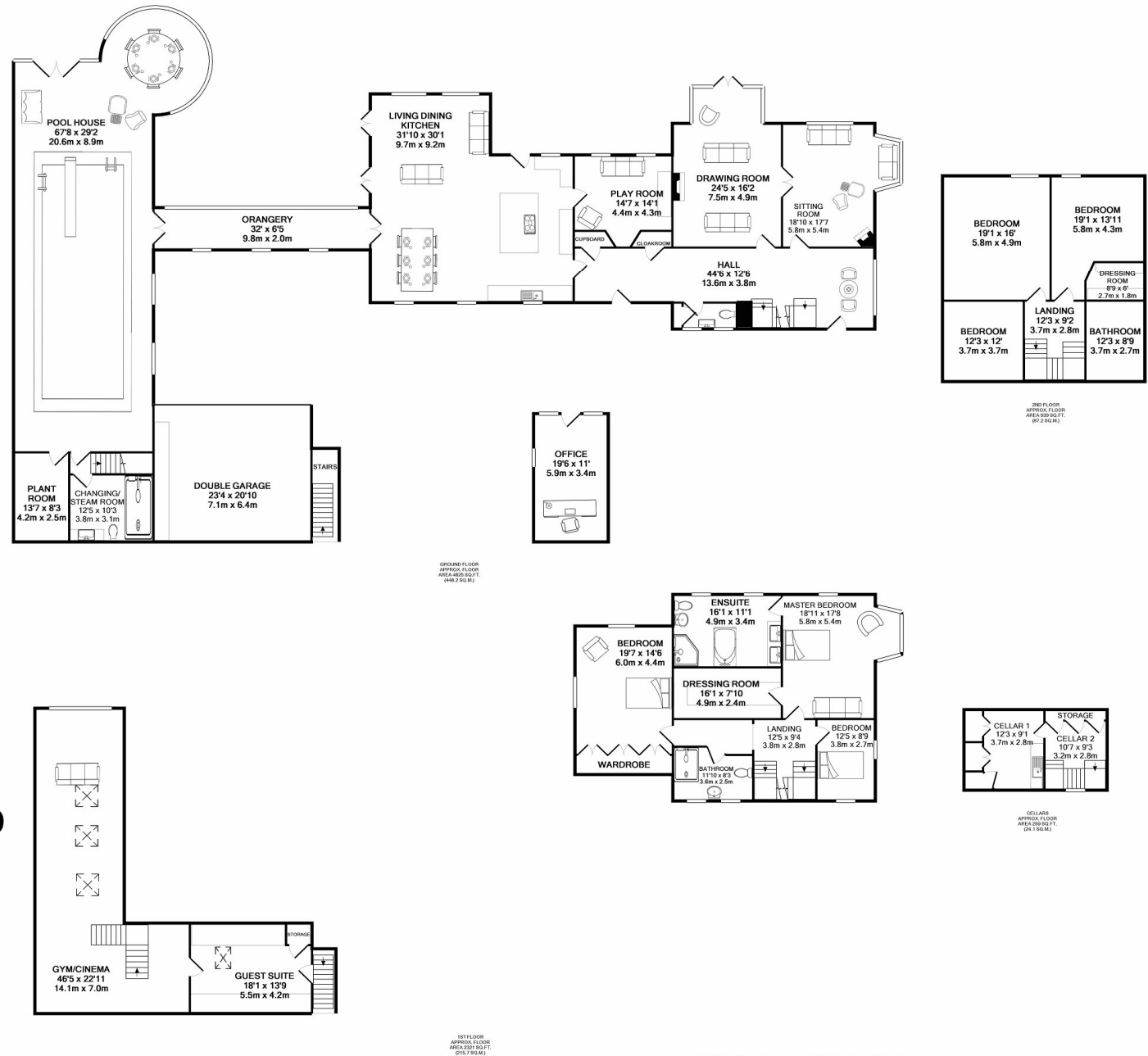




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Guide Price – Offers over **£2,500,000**
Postcode – **WA16 8LS**
EPC Rating - **E**
Tenure – **Freehold**
Local Authority - **Cheshire East**
Council Tax – **Band H**



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