



High Legh  
Pheasant Walk

  
**IRLAM**  
*of Knutsford*





## The Property

This immaculately presented five bedroom detached property has been much extended and refurbished in recent years to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning open plan Living Dining Kitchen with island unit, quartz worktops, integrated appliances and feature fireplace, the master bedroom suite with fitted wardrobes and ensuite wet room, the downstairs bedroom with ensuite shower room as well as the refitted family bathroom and beautifully appointed guest suite. Located in a desirable position in the heart of the village, close to all local amenities including pre school, primary school, garden centre and golf club, a short drive to Knutsford, Lymm and Altrincham whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a block paved driveway, providing ample off road parking, leading to the detached double garage and front entrance, retained by wood lap fencing and laurel hedging. The rear gardens are a lovely feature of the property, being landscaped in design with a private, open aspect. Laid to lawn in the main with a range of well stocked, shaped borders surrounding containing a wealth of plants and foliage, all fully enclosed by brick elevations, mature hedging and trees. Flagged patio area, accessed off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the pleasant outlook.

## Directions

From Knutsford Town Centre proceed along Manchester Road (A50) for approx 5.2 miles into High Legh. After passing High Legh Garden Centre on your left take the next right turn into West Lane and take the right turn into Pheasant Walk where the property will soon be seen.



## SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated in a lovely position within High Legh
- Stunning, substantial living accommodation situated over two floors
- Superb open plan living dining kitchen with high quality integrated appliances & separate utility room
- Five generous bedrooms & four bathrooms (three en-suite)
- Private formal gardens with patio and lawned areas, ideal for alfresco dining and entertaining
- Driveway providing ample off road parking
- Detached double garage













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**Guide Price – £1,195,000**

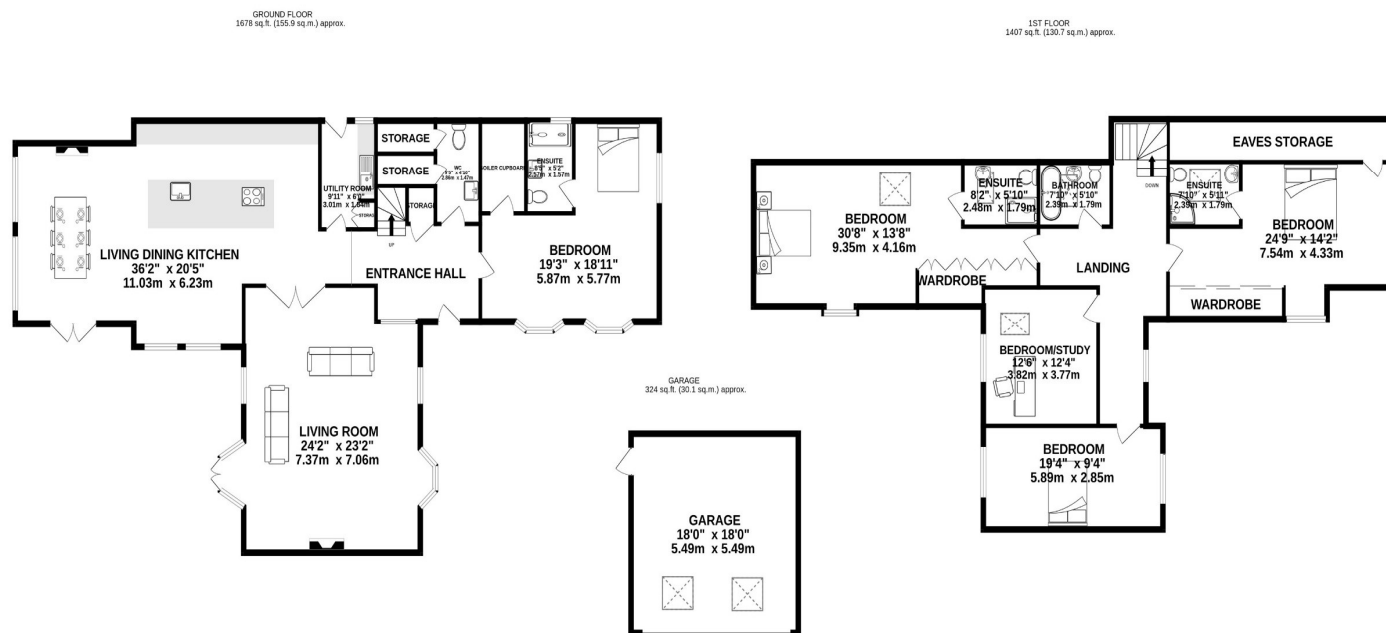
**Postcode – WA16 6LU**

**EPC Rating - C**

**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band G**



**TOTAL FLOOR AREA : 3409 sq.ft. (316.7 sq.m.) approx.**

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