



Cranage
Northwich Road



The Property

This immaculately presented five-bedroom, four-bathroom detached property has been meticulously designed and executed by the current owners to now offer spacious, light and flexible living accommodation in a modern style with high quality fixtures and fittings. Particular mention must be made of the stunning, open plan Living Dining Kitchen with island unit, granite surfaces, roof lanterns and bi-fold doors to the gardens, the master bedroom suite with walk in wardrobe and large four-piece en-suite bathroom, four further reception rooms and bedrooms (two en-suite) as well as the detached annex in the garden offering further bedroom accommodation, home office or gym.

Located in an ever-popular position in the heart of Cranage village, a short drive to Holmes Chapel and Knutsford town centres whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through electric, aluminium gates over a golden gravel driveway, providing ample off-road parking, leading to the front entrance, retained by mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect over adjoining countryside. Laid to lawn in the main with a range of well stocked borders and established trees, all fully enclosed by timber fencing and hedging. Large stone flagged patio area with ornamental pond, accessed off the Living Dining Kitchen, sweeps around the rear of the property, leading to the detached annex/home office, provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From Knutsford Town Centre proceed along Toft Road (A50) which leads through Allostock onto Holmes Chapel Road for approx 5.8 miles. Take the sharp right turn into Northwich Road (B5082) where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated within a fabulous location in Cranage
- The property has been extensively refurbished and restored to an extremely high standard with high quality fixtures and fittings
- Stunning substantial reception rooms
- Spacious open plan living dining kitchen with high quality integrated appliances
- Five generous bedrooms & four bathrooms (three en-suite)
- Detached self-contained annex with kitchenette & shower room (suitable for additional accommodation or home office)
- Extensive, private formal gardens with patios, pond and lawned areas, ideal for alfresco dining and entertaining
- Private gated driveway providing ample secure off road parking







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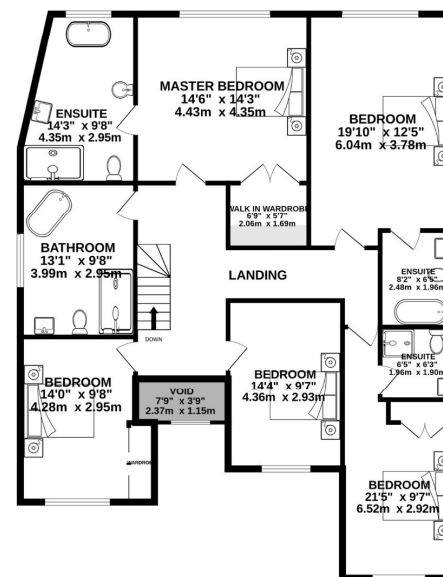
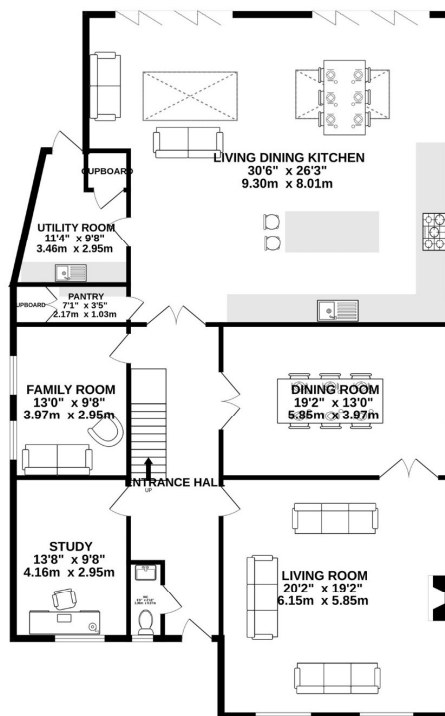


GROUND FLOOR
1972 sq.ft. (228.3 sq.m.) approx.

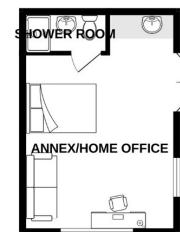
1ST FLOOR
1460 sq.ft. (134.3 sq.m.) approx.



Guide Price – £1,300,000
Postcode – CW4 8HL
EPC Rating - TBC
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G



ANNEX/OFFICE
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 3681 sq.ft. (342.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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