



Lower Peover
Ash Close



The Property

This immaculately presented, contemporary, five-bedroom, three bathroom detached family home has been much improved since its recent construction to now offer very adaptable, light and spacious living accommodation with real flair. Particular mention must be made of the stunning Living Dining Kitchen to the rear of the property with fitted appliances, media wall, Quartz surfaces and bi-fold doors to the landscaped gardens, the master bedroom suite with dressing room and en-suite shower room as well as the beautifully appointed bathrooms and detached annex/workshop with stunning Living Dining Kitchen providing opportunity for multi-generational living, hobbies or home office.

Located in a super position, occupying the largest corner plot on this most sought-after development of similar properties in the heart of Lower Peover village, a short walk to local amenities and on the doorstep on many fantastic country walks whilst being ideally positioned for all major network links to the Northwest and beyond.

Approached over a tarmac and gravel driveway, providing parking for up to six cars, leading to the front entrance, integral garage and annex/workshop, retained by estate fencing. The rear gardens are a lovely feature of the property, being landscaped in design with generous proportions and a private aspect. Laid to Astroturf lawn in the main with well stocked borders surrounding containing a wealth of plants, foliage and specimen trees, all fully enclosed by Venetian timber fencing. Large porcelain patio area sweeps around the rear of the property, accessed off the Living Dining Kitchen of the main house and annex and featuring sunken seating, provides ideal opportunity for alfresco dining and enjoying the beautiful aspect.

Directions

From Knutsford take the A50 south towards Holmes Chapel. Continue for approximately 1 3/4 miles and turn right onto the B5081 (signposted Middlewich and Lower Peover). Follow this road, through the village of Lower Peover and after passing the Crown Inn on the right hand side the entrance to the development will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- An immaculately presented, substantial detached family property
- Located in an ever-popular development in Lower Peover
- Spacious & flexible living accommodation set over three floors
- Superb open plan living dining kitchen opening out to the garden
- Five generous bedrooms & three bathrooms (two en-suite)
- Private formal rear gardens with patio, lawn and sunken BBQ area, ideal for alfresco dining and entertaining
- Stunning detached annexe with shower room and workshop/studio space
- Garaging & driveway providing more than ample off road parking







103 King Street, Knutsford,
Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk



Guide Price – Offers over £950,000

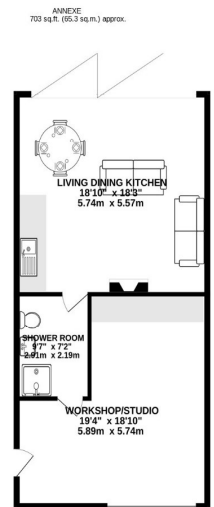
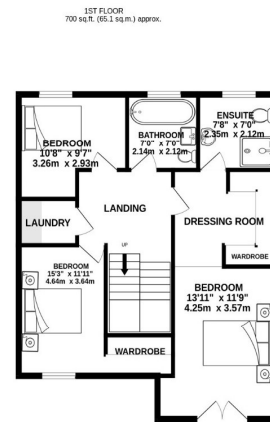
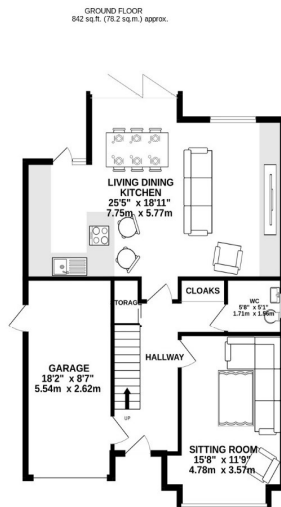
Postcode – WA16 9GJ

EPC Rating - B

Tenure – Freehold

Local Authority - Cheshire West & Chester

Council Tax – Band G



TOTAL FLOOR AREA : 2774 sq.ft. (257.7 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 as to their operability or efficiency can be given.

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.