



Chelford  
Knutsford Road

  
**IRLAM**  
*of Knutsford*





# Chelford, SK11 9BB

## Knutsford Road

### £895,000



## The Property

Applewood House is an immaculately presented, spacious, four bedroom detached family home. The current owners have extended and updated the property in recent years to the highest of standards offering contemporary living space over two floors. Particular mention must be made of the beautifully appointed Living Dining Kitchen with island unit with French doors out to the newly constructed garden room with bi-fold doors out to the stunning landscaped garden, the spacious living room with feature log burning stove, the spacious master bedroom suite with contemporary en-suite shower room, the large double garage as well as the decked seating area with pergola at the head of large private garden. Located in a private, gated position in the heart of Chelford village, Applewood House is ideally positioned for local amenities, schools as well as all major network links to the Northwest and beyond.

The property is approached through electric timber gates with brick pillars over a stone gravel driveway, providing more than ample parking, leading to the front entrance. The rear gardens are a stunning feature of the property being generous in proportions with a private, open aspect. Laid to lawn in the main, fully enclosed by wood lap fencing giving a high degree of privacy. Large stone flagged patio area, accessed through the garden room provides ideal opportunity for alfresco dining and enjoying the beautiful aspect.

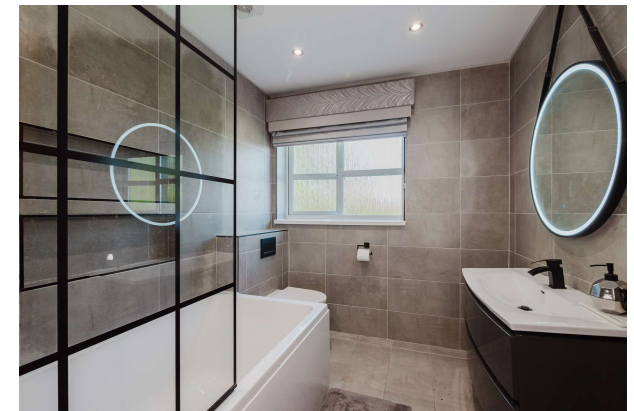
## Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford, pass the Egerton Arms public house on the left and the gated entrance to the property will soon be seen on your left.

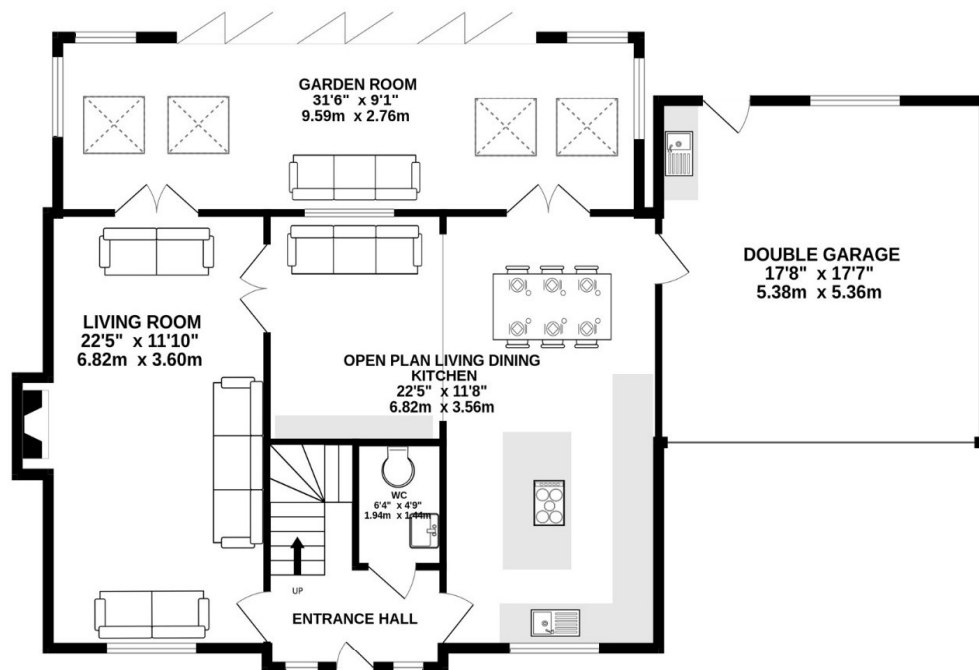


- Immaculately presented detached property
- Spacious & flexible living accommodation
- Beautiful open plan Living Dining Kitchen with integrated appliances
- Downstairs WC
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Stunning generous, private rear gardens
- Gated driveway providing & more than ample off road parking
- Double garage

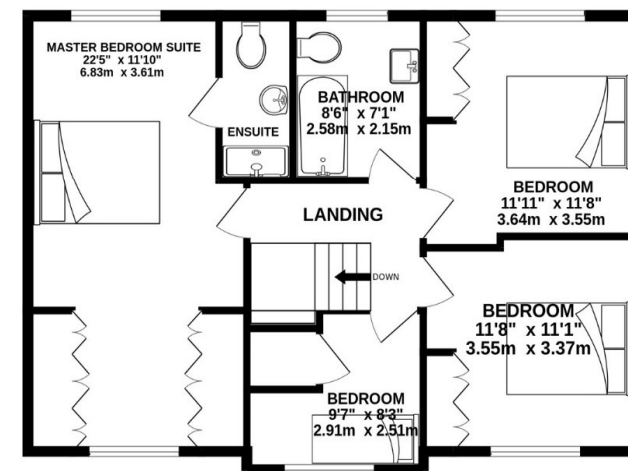
**Postcode** – SK11 9BB  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band G  
**EPC** - TBC



GROUND FLOOR  
1347 sq.ft. (125.2 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 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.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

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