



Knutsford  
Chelford Road

  
IRLAMS  
*of Knutsford*





### The Property

This bespoke, ultra contemporary, state of the art eco home (A rated) has been very recently constructed to the highest of standards and meticulously designed offering well balanced, open plan living accommodation, automated throughout allowing full control and customisation of the air source heating, solar photovoltaic panels, lighting, and security. The ground floor has been designed with an open plan feel, underfloor heated throughout, giving flow from one room to another enabling the rooms to be adaptable for modern day living and entertaining. The entrance hall provides an impressive ambiance with its double height ceiling, contemporary staircase and picture windows giving a sense of space and light. The kitchen, walk-in pantry, utility and boot room benefit from hand painted Sheerin Bespoke furniture. Four well-proportioned bedrooms all with the benefit of wet room en-suite bath or shower rooms on the first floor with the inclusion of Sheerin Bespoke cabinetry and storage space. The main bedroom is positioned overlooking a living roof garden along with the formal garden. Floor-to-ceiling Scandinavian glazing will allow light to pour through the rooms.

Located in quiet position on the edge of the Legh Road Conservation Area, a short stroll to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond. Easy access and coach services from Knutsford to most private schools in the area including The Grange School at Hartford, King's School, Macclesfield and Terra Nova School.

The property is approached through electric, timber gates over a sweeping resin bond driveway, providing more than ample parking, leading to the front entrance and integral garage with cantilever overhangs and open lawned garden with a multitude of specimen trees and feature planting, all fully retained by timber Venetian fencing and mature hedging. The rear gardens are a lovely feature of the property, being landscaped in design and generous in proportions. Laid to lawn in the main with large porcelain tiles patio, ideal for alfresco dining, all fully enclosed by timber fencing and established hedging.

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights and passing the railway station. Proceed through the next set of traffic lights up Brook Street onto Chelford Road passing the Legh Arms Public House on your right. After passing the turning for Buckingham Drive on the left hand side, the driveway to the property can be found after a short distance on your left just next to 33 Chelford Road & leads to the gated entrance.



## SUMMARY OF ACCOMMODATION

- An immaculately presented, bespoke, ultra contemporary, state of the art eco home (A rated) has been very recently constructed to the highest of standards and meticulously designed
- Located in quiet position on the edge of the Legh Road Conservation Area, a short stroll to the town centre and all local amenities
- Stunning open plan living dining kitchen with high quality integrated appliances, walk-in pantry & separate utility room
- Four very generous bedrooms (all with en-suite bath or shower rooms)
- Garage & gated driveway providing ample secure off road parking
- Private formal rear gardens with lawn and patio areas, ideal for alfresco dining and entertaining











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**Guide Price – £1,995,000**

**Postcode – WA16 8NN**

**Tenure – Freehold**

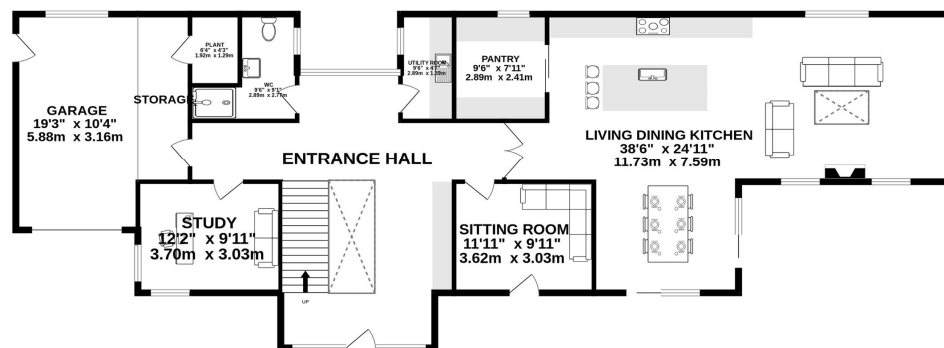
**EPC Rating – TBC**

**Local Authority - Cheshire East**

**Council Tax – Band H**

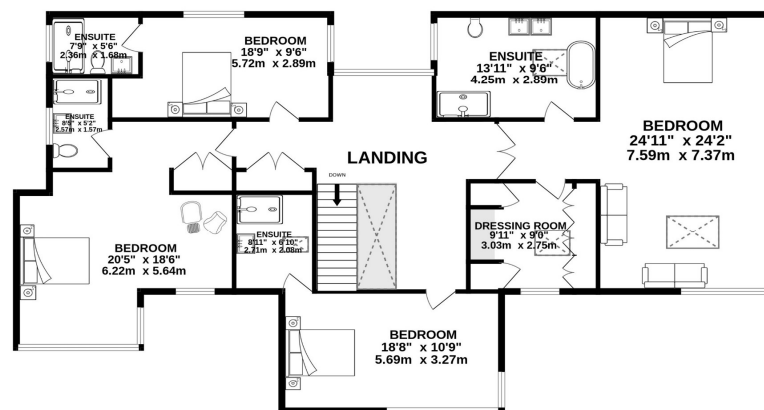
## GROUND FLOOR

1765 sq.ft. (164.0 sq.m.) approx.



## 1ST FLOOR

1781 sq.ft. (165.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3546 sq.ft. (329.5 sq.m.) approx.**

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