



Lower Peover  
Oak Tree Lane, Middlewich Road





## The Property

This stunning four-bedroom, three-bathroom detached executive property has been much improved by the current owners since being first constructed a few years ago to now provide light, spacious and flexible living accommodation with Georgian style architecture and contemporary design. Particular mention must be made of the open plan, Living Dining Siematic kitchen with island unit, bi-fold doors and log burner, the master bedroom with en-suite shower room, fitted wardrobes and views to the rear as well as the spacious reception rooms to the front of the property, converted garage and newly added detached studio/home office.

Located in a fantastic position, occupying the largest plot on this most sought-after development of exclusive properties in the heart of Lower Peover village with far reaching views over countryside to the rear, 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.

The property is approached over a long tarmac driveway, providing ample parking for several vehicles, leading to the converted, detached garage and front entrance over flagged pathway with AstroTurf front lawn and feature planting, retained by estate fencing. 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 well stocked borders surrounding, all retained by timber fencing, mature hedging and trees. Flagged, Indian stone patio area sweeps around the rear of the property, perfect for alfresco dining, leading to the detached studio/home office with further patio area enjoying views over countryside.

## 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

- A stunning four bedroom, three bathroom detached new build property
- Constructed to the highest of standards by Harvey Homes in a new development of similar properties in the heart of Lower Peover village.
- Fully integrated smart network providing high speed data points, ultra 4K signal for TV's, uninterrupted WiFi throughout the property and a 10 year NHBC warranty
- Generous reception rooms and living accommodation
- Spectacular open plan living dining kitchen with high quality integrated appliances
- Four generous bedrooms (two with en-suite shower rooms)
- Superb, private landscaped formal gardens with lawn and patio areas, ideal for entertaining/alfresco dining, overlooking open countryside
- Detached double converted garage & detached studio/home office
- Driveway & off road parking













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)



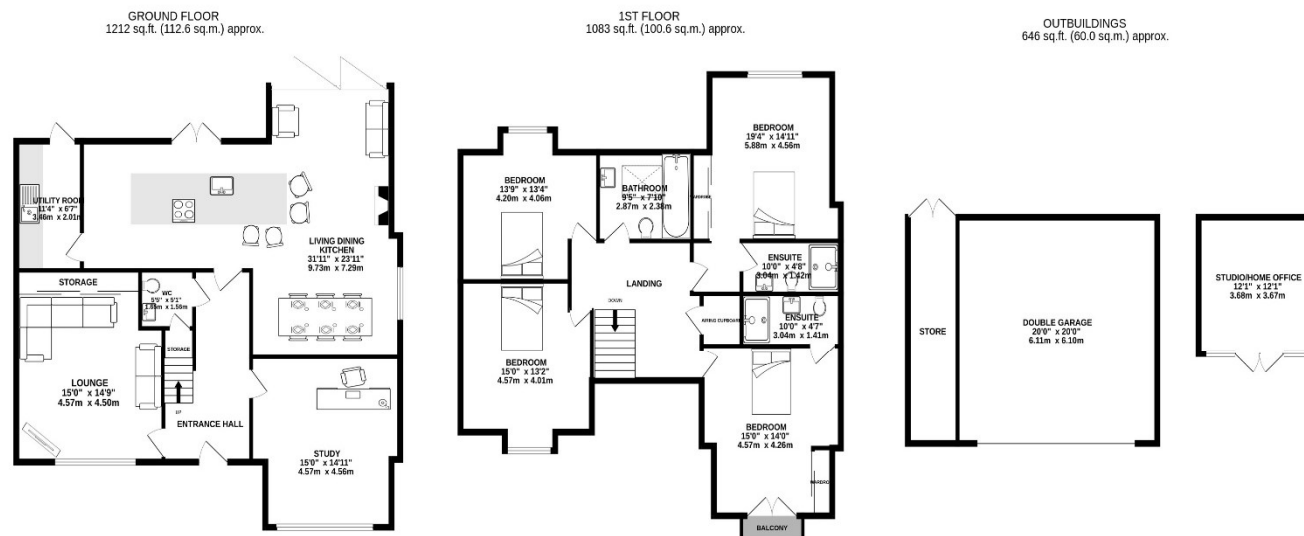
**Asking Price** - £998,000

**Postcode** – WA16 9GH

## Tenure – Freehold

**Local Authority - Cheshire West & Chester**

## Council Tax – Band G



TOTAL FLOOR AREA : 2940 sq.ft. (273.2 sq.m.) approx.

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