

LATHAM ESTATES

SALES & LETTINGS

Shearbrook Lane
Goostrey

Offers Over £600,000



Spacious Detached Property

Four Bedrooms

Desirable Established Plot

Three Receptions Rooms

Unique Galleried Studio

Double Garage & Ample Parking



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Introduction

A most surprisingly spacious detached family home, set on a much sought after cul-de-sac in the beautiful Cheshire village of Goostrey. Offering fabulous, bright, spacious accommodation with three reception rooms, four bedrooms, and a unique galleried studio. The tour starts with a welcoming hallway, giving access to most rooms. The substantial dual aspect lounge occupies the front aspect, whilst the generous dining room enjoys a view over the stunning landscaped garden. The breakfast kitchen offers an array of units with breakfast bar and gives access to the family room located to the rear aspect, here stairs lead to the impressive sized galleried studio a unique feature, such a versatile room, perfect playroom, or annex style bedroom. The ground floor continues with a separate utility, cloakroom/WC, double garage and work shop. The main stairs lead to the four generous bedrooms, with the sizeable master bedroom enjoying a spacious en-suite shower room. The three remaining bedrooms are serviced by the three piece family bathroom. Externally: The impressive size driveway delivers plentiful private off road parking, with a thoughtfully planted front garden to add colour. The rear garden enjoys a south westerly facing aspect. Many years of planning have created this beautiful garden, with established flower beds walk through pathways and of a course a lawn area for the growing family.

EPC Rating D

Council Tax Band – F – Cheshire East

Tenure – Freehold

ACCOMMODATION

Entrance Hallway

The spacious, bright hallway, gives access to most rooms, whilst open plan stairs ascend to the first floor.

Lounge 12' 1" x 20' 1" (3.68m x 6.12m)

The impressive size lounge enjoys a view over the front garden, enjoying a dual aspect with windows to front and side, allowing natural light to fill the room. The smart feature fireplace with attractive surround and marble hearth is home to the living gas flame coal effect fire, giving the lounge a main focal point.

Dining Room 15' 8" x 10' 11" (4.77m x 3.32m)

Designed as the formal dining area, this lovely room, would make the perfect family room. Located to the rear aspect to enjoy a view over the pretty garden. Access is gained to the garden via a full length glazed door, which allows ample natural light.

Breakfast Kitchen 9' 10" x 15' 11" (2.99m x 4.85m)

The well planned kitchen offers an array of matching units to deliver ample storage along with a mid level breakfast bar area. Contrasting work surface flows round for plentiful preparation space. The inset one and a half single drainer sink unit sits below the window over looking the rear garden. Appliances include: Four ring gas hob with pull out extractor over, mid level built electric double oven with grill. Space is available for free standing appliances.

Family Room 7' 0" x 12' 7" (2.13m x 3.83m)

Located to the rear aspect, ideal just off the kitchen. This most versatile room enjoys a view and access to the rear garden. Enjoying a dual aspect, making a bright, airy room. Stairs ascend to the first floor galleried studio, and access is gained to the utility.

Utility Room 9' 10" x 6' 9" (2.99m x 2.06m)

Almost a second kitchen with further units, second sink unit and ample space for white goods. Completed with access to both the side aspect and workshop.

Workshop/Dark Room 9' 9" x 9' 4" (2.97m x 2.84m)

Once part of the extensive garage, two areas have been divided to provide a workshop, which is home to the gas central heating boiler, and a dark room.

Double Garage 16' 4" Reducing to 13' 1" x 15' 10" (4.97m x 4.82m)

A generous garage with remote electric double entrance door, completed with light and power.

First Floor Landing

Giving access to the four generous bedrooms and family bathroom. Completed with useful shelved airing cupboard.

Master Bedroom 16' 4" x 10' 0" (4.97m x 3.05m)

The substantial master bedroom enjoys a dual aspect, along with a range of fitted bedroom furniture to deliver ample storage with two double wardrobes and matching drawer units.

Master En-Suite 8' 3" x 6' 10" (2.51m x 2.08m)

The substantial en-suite shower room delivers a smart three piece suite to comprise: Double width walk in shower unit with Mira mains mixer shower and contemporary tiling. The double width vanity unit is home to the hand wash basin with chrome tapware and useful storage cupboards below. The shower room is completed with low level WC, smart part tiled walls and mid level heated towel rail.

Bedroom Two 10' 1"Max x 17' 3" (3.07m x 5.25m)

A fabulously sized room, with twin windows to the rear aspect. A door leads through to the galleried studio.

Bedroom Three 12' 0" x 9' 9" (3.65m x 2.97m)

The third double bedrooms is located to the front aspect and boasts a built in double wardrobe for plentiful storage.

Bedroom Four 7' 1" x 9' 10" (2.16m x 2.99m)

Located to the rear aspect is the generous fourth bedroom, currently used as a home office with useful built in single wardrobe.



Family Bathroom

Delivering a matching three piece suite to comprise: Panelled bath with electric shower over and fold away shower screen. A vanity style unit occupies one wall and is home to the hidden cistern WC and hand wash basin.

Studio 18' 1" x 15' 2" (5.51m x 4.62m)

A most fabulous unique addition to the property, accessed via the family room with its own staircase, or a door through to bedroom two. Currently used as a art room, this would make an excellent playroom or annex room. Twin skylights and a window to the side allow natural light to fill the room, the vaulted ceiling adds to the vast space.

Externally

The property enjoys a most desirable east west facing plot, to enjoy sun throughout the day. The front aspect provides a sizeable driveway to deliver ample private off road parking. The front garden is mainly laid to lawn with established flower bed borders to offer an array of colour. The south westerly facing rear garden is perfect for both the keen gardener and growing family alike. Thoughtfully planned pathways flow through the garden passing by established beautifully planned flowerbeds, completed with a generous lawn area perfect for the growing family.



Location

Goostrey village is located between Holmes Chapel Village and the town of Knutsford. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey Primary School produces excellent results year on year. Higher education is available at the outstanding Holmes Chapel Comprehensive School. The railway station lies on the outskirts of the village with a regular timetable to Manchester Piccadilly and main line Crewe. For the commuter access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6 motorway. Manchester International Airport is also within easy reach.

Tenure

We have been informed the property is Freehold.
Correct at the time of listing.
We recommend you check these details with your
Solicitor/Conveyancer



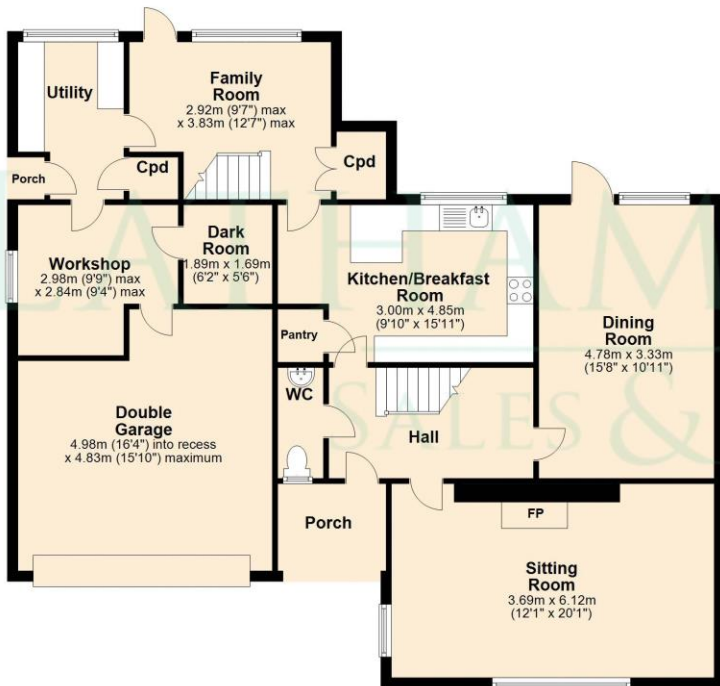
Directions

From our office 16 The Square, CW4 7AB, travel North, taking the second exit at the mini roundabouts in the direction of Knutsford (A50). Continue along Knutsford Road and take the second right hand turn sign posted for Goostrey. Continue along Main Road to the centre of Goostrey village, at the central village green turn left onto Mill Lane, take the first left onto Willow Lane, continue along, taking the first left into Shearbrook Lane, where the property is situated on the right hand side. Post Code: CW4 8PR.

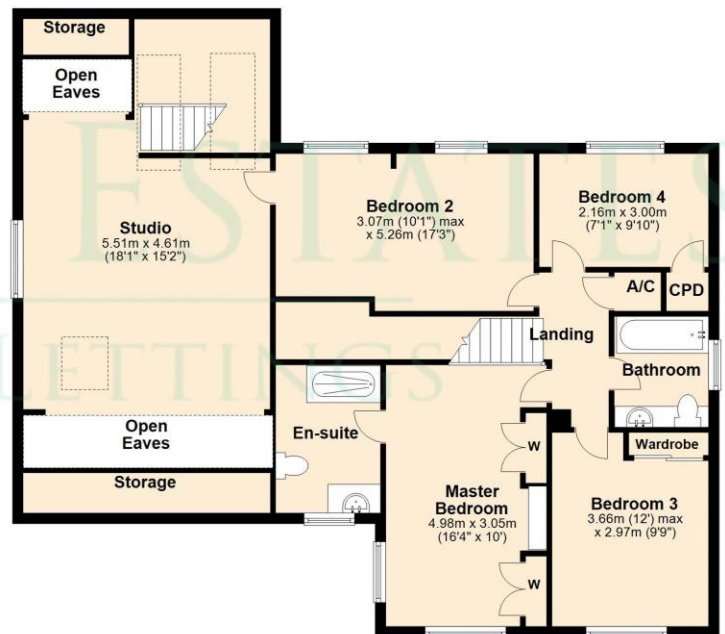
Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.