

# LATHAM ESTATES

SALES & LETTINGS

Booth Bed Lane  
Allostock  
Knutsford

Guide Price £895,000



Fabulous Semi Rural Location

Impressive Open Plan Breakfast Kitchen

Two Bath/Shower Rooms

Three Sizeable Reception Rooms

Four Generous Double Bedrooms

Stunning South Westerly Facing Garden



16 The Square Holmes Chapel, CW4 7AB  
Tel: 01477 533111  
[www.latham-estates.co.uk](http://www.latham-estates.co.uk)

## Introduction

A rare opportunity to acquire this fabulous, extremely spacious, detached family home, offering over 2000sq ft of ready to move into beautiful accommodation. Set in superb semi-rural surroundings, with far reaching views, yet a short drive away to the much sought after village of Goostrey. Presented to an exceptional standard with four generous double bedrooms, three impressive sized reception rooms and a fantastic open plan breakfast kitchen, all enjoying a south westerly facing rear garden.

This attractive property occupies a most enviable plot of just under a third of an acre. The property tour starts with a lovely welcoming hallway, with eye-catching flooring flowing through. The impressive sized lounge and dining rooms both enjoy a view over the landscaped sunny rear garden, both providing access via patio doors. The heart of any home is the kitchen, this will not disappoint, offering a range of smart cream coloured shaker style units to deliver plentiful storage along with several quality built in appliances, sitting seamlessly open plan to the generous breakfast area, which again enjoys a view over the rear garden. Access is gained to the sizeable utility which is almost a second kitchen with a range of matching units. The ground floor is completed with a generous study/home office located to the front aspect and ground floor cloakroom. The first-floor landing leads to the four spacious double bedrooms, whilst the impressive sized master bedroom boasts a sizeable walk in wardrobe delivering plentiful storage and smart en-suite shower room. The smart four-piece family bathroom completes the first floor accommodation. Externally: The enviable semi-rural plot delivers an extensive driveway providing ample private off road parking, which in turn leads to the double garage, with the front garden being mainly laid to lawn with hedged boundaries. The remarkable south westerly rear garden provides something for everyone. The impressive patio expands the width of the garden perfect to sit and enjoy the far-reaching garden, perfect for Alfresco dining. The impressive rockery garden with water trailing down meets the central shaped lawn area, which sweeps past thoughtfully planned, established flower beds, delivering an array of colour and many points of interest. This superb garden is completed with a vibrant vegetable garden.

EPC - D

Council Tax - G - Cheshire West

Tenure - Freehold

## ACCOMMODATION

### Entrance

The arched open entrance leads to the main entrance, where a eye-catching arched composite door opens to the hallway.

### Hallway

A most welcoming start to the tour, with doors to most rooms, whilst turn flight stairs ascend to the first floor with useful cupboard below. Completed with attractive karndean flooring flowing through.

### Lounge 15' 4" x 14' 4" Max (4.67m x 4.37m)

The impressive sized lounge is located to the rear aspect enjoying a view over the rear garden, via patio doors which gives access to the terraced patio along with allowing natural light to fill the room. The central chimney breast gives the room a main focal point with inset feature gas fired log effect stove fire. Completed with double doors opening to the formal dining room.

### Dining Room 15' 4" x 11' 8" (4.67m x 3.55m)

Perfect for entertaining, again enjoying a view over the rear garden, is the generous dining room, patio doors allow natural light to fill the room

### Study 9' 10" x 1' 0" (2.99m x 0.30m)

A most versatile room, ideal study/home office or children's play room, located to the front aspect with built in shelving to one wall. Completed with the continuation of the Karndean flooring.

### Open Plan Breakfast Kitchen 20' 3" x 11' 8" (6.17m x 3.55m)

The fabulous open plan kitchen is perfect for the growing family. The well-planned kitchen area delivers a comprehensive range of cream coloured Shaker style wall, drawer and base units to provide storage in abundance, whilst contrasting granite work tops give plentiful preparation space and home to the inset one and a half sink unit with swan neck style mixer tapware. The range of quality integrated appliance include twin Neff fan assisted electric ovens, Neff five ring gas hob with chimney style extractor over, which sit in an eye-catching peninsula, giving the chef ample space to enjoy, the built-in dishwasher completes the appliances. This superb room is completed with stylish Amtico flooring and a spacious dining area enjoying the view and natural light from the French style double doors opening to the patio.

### Utility 6' 10" x 9' 8" (2.08m x 2.94m)

Designed to flow from the kitchen, with the matching Shaker style units continuing here, delivering further base level units and a bank of pantry style units set to one wall, yet leaving space for a fridge freezer, washing machine and dryer. Doors leads to the side aspect and internal door to the garage. Completed with chrome ladder style heated radiator.

### Cloakroom/WC

Delivering a matching white two piece suite with hidden cistern WC and wall mounted hand wash basin, completed with the continuation of the Karndean flooring.

### First Floor Landing

The turn flight balustrade stairs sweep past a picture window to the front aspect with far reaching views, access is given to most rooms and a sizeable shelved cupboard. Completed with loft access with pull down ladder.

### Master Bedroom

20' 6" max into wardrobe x 11' 9" (6.24m x 3.58m)

The impressive master bedroom gives plentiful space for all furniture needs, the bedroom area enjoys a view over the rear garden and beyond, whilst the generous walk-in wardrobe gives ample hanging rail and shelving space.

### Master En-Suite

Providing a matching four piece suite to comprise, step in tiled shower unit with mains mixer shower, bidet, with a vanity style unit set to one wall being home to the hidden cistern WC and hand wash basin. Completed with shelved airing cupboard and home to larger than average hot water cylinder and chrome ladder style heated radiator.

### Bedroom two 15' 4" x 14' 5" (4.67m x 4.39m)

A most impressive sized room, enjoying a view over the rear garden.

### Bedroom Three 15' 4" Max x 11' 9" (4.67m x 3.58m)

The third generous bedroom is located to the rear aspect, to enjoy the view over the garden.



#### **Bedroom Four** 13' 10" x 10' 1" (4.21m x 3.07m)

The fourth double bedroom is located to the front aspect enjoying far reaching views.

#### **Family Bathroom** 8' 0" x 9' 2" (2.44m x 2.79m)

The spacious family bathroom delivers a matching four-piece suite to comprise: Panelled bath with corner chrome tapware, corner quadrant style shower unit with mains mixer shower, pedestal hand washbasin with chrome tapware and a hidden cistern WC sat in a bank of vanity style base units to provide storage. Completed with window to front aspect, chrome ladder style heated radiator and attractive flooring.

#### **Externally**

The plot expands to just under a third of an acre. The front aspect provides a sweeping driveway to offer excellent private off-road parking which leads to the double garage and main entrance whilst the front garden is mainly laid to lawn with hedged boundaries. The south facing rear garden has been designed and thoughtfully planted to offer something for everyone. The extensive paved terraced patio provides the ideal place to sit and enjoy this beautiful south westerly facing garden. A pretty rockery garden with inset waterfall sweeps down to the central lawn which in turn flows past established flower beds, giving colour to the garden, hidden to the bottom of the garden is the sizeable vegetable garden.

#### **Double Garage** 19' 4" x 16' 7" (5.89m x 5.05m)

A great size garage with twin roller style remote electric entry doors. Completed with open loft access leading to the vast garage loft space.

#### **NB:**

Please note the lovely home is warmed by oil fired central heating.



#### **Location**

Goostrey village is situated between the village of Holmes Chapel and Knutsford town. 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 and with a regular time table 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.

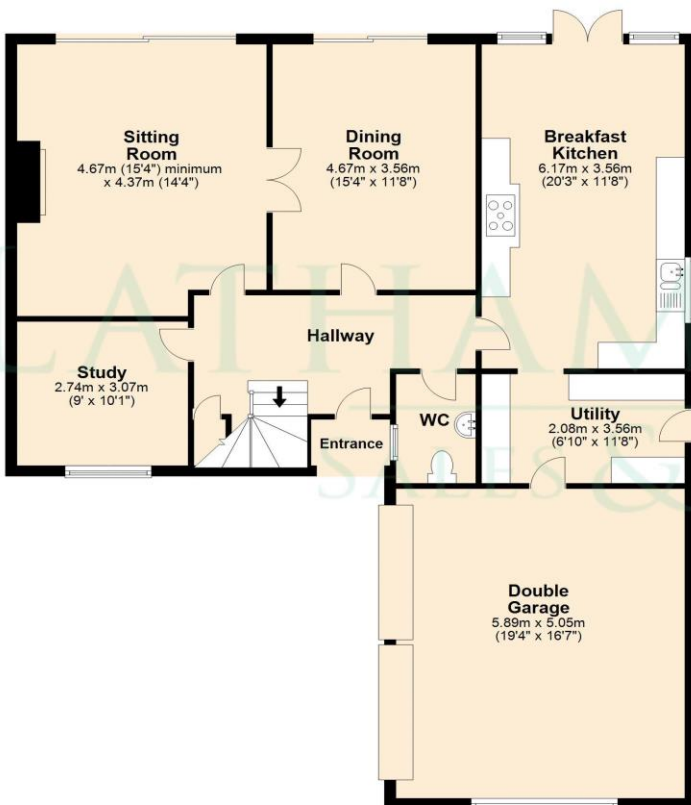
We recommend you check these details with your Solicitor/Conveyancer

## Directions

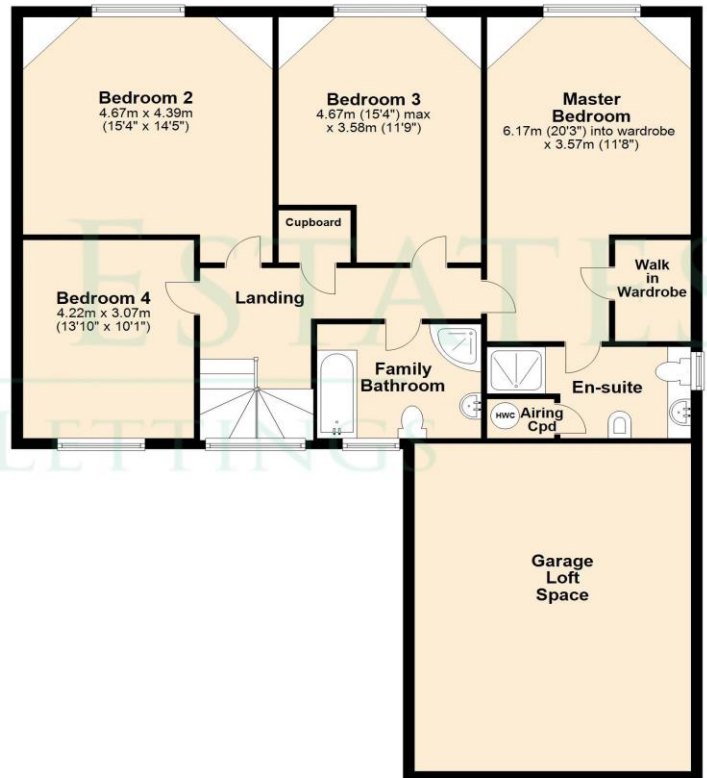
From our office at 16 The Square, Holmes Chapel, CW4 7AB, travel north to the mini roundabouts and proceed straight ahead, continuing along the A50 (Knutsford Road). Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey village on Main Road. Upon entering the village, take the second left onto Booth Bed Lane, continue along Booth Bed Lane. After 0.6 of a mile the property can be found on the left-hand side, as identified by our Latham Estates 'For Sale' Board. Post Code: WA16 9NA.  
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.