

Main Road Goostrey

Guide Price £775,000

LATHAM ESTATES
SALES & LETTINGS



MONEY LAUNDERING REGULATIONS 2003

Intending 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.

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Goostrey

INTRODUCTION

Simply stunning!! An exceptional Detached Property in the heart of Goostrey, a highly sought after Cheshire village. This most impressive four-bedroomed, three reception room detached home offers a perfect blend of traditional charm and contemporary design. Thoughtfully extended and designed by the current owners, the property provides generous and versatile accommodation, ideal for modern family living. Upon arrival, the eye-catching oak pillared entrance immediately sets the tone for the quality within. Stepping through the grand oak door, you are welcomed into a striking atrium, an exceptional space with a vaulted ceiling, sky lights and a feature cast-iron cylindrical wood-burning stove, a lovely relaxing area. The open plan design and stylish Karndean flooring seamlessly connects the atrium to the dining area and kitchen beyond. Two sets of oak and glass double doors open into the inviting living room, a perfect retreat with a central feature fireplace, oak floor and spiral staircase leading to a versatile mezzanine, which is ideal as a study, reading nook or home office. The heart of the home is the kitchen, this beautifully designed kitchen will not disappoint. Light beech units provide a perfect backdrop to this area with abundant storage space, complemented by a matching central island for more relaxed dining. The open plan dining area is bathed in natural light, thanks to the triple bi-folding doors that open onto a porcelain tiled patio, effortlessly blending indoor and outdoor living. A further substantial reception room is situated at the front of the property and offers flexibility as a family room or second sitting room, while a sizeable utility room and cloakroom/WC complete the ground floor. The first-floor landing leads to four, oak floored, well-appointed bedrooms and a stylish five-piece family bathroom. Two double bedrooms are positioned at the rear aspect, while the fourth bedroom is designed with a bespoke built-in pine cabin bed, making it perfect for children and sleepovers. The impressive master bedroom, located at the front of the property, enjoys picturesque views over the Cheshire countryside and benefits from built-in wardrobes and a chic three-piece en-suite shower room. Externally the property offers generous private off-road parking for several vehicles, leading to a side storage/garage area. The front garden features a central lawn that leads to a substantial detached garden timber room with light and power, ideal for remote working or hobby space. The rear garden is a delight with established flower beds surrounding a central lawn, while the raised porcelain-paved patio provides the perfect setting for summer alfresco dining. This exceptional home must be viewed to fully appreciate the quality and space on offer. Offered for Sale with No Seller Chain Involved ensuring a smooth and swift transaction.

EPC – Band C
Council Tax – Band F Cheshire East
Tenure - Freehold

Table with 3 columns: Room Name, Dimensions (Imperial), Dimensions (Metric). Rows include Atrium, Open Plan Dining Area, Open Plan Kitchen, Living Room, Mezzanine Floor, Family Room, Rear Hall, WC, Utility Room, First Floor, Master Bedroom, Master En-suite, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom, and Garden Room/Home Office.



Location

Goostrey village is nestled between Holmes Chapel and Knutsford, surrounded by some of Cheshire’s finest countryside, offering a charming semi-rural feel. The village boasts a strong community spirit, with local clubs, societies, and the annual Goostrey Rose Festival. Everyday amenities include a post office, newsagent, mini market, off-licence, chemist, and a welcoming coffee shop. Two traditional pubs serve quality meals and snacks. Families benefit from Goostrey Primary School, renowned for its excellent academic results, while secondary education is available at Holmes Chapel Comprehensive School. For commuters, Goostrey railway station provides regular services to Manchester Piccadilly and Crewe. Convenient access to the Northwest motorway network is available via the M6 at Junctions 18 (Holmes Chapel) and 19 (Knutsford). Manchester International Airport is also within easy reach, making travel effortless.



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.

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