

Buckbean Way  
Goostrey  
Guide Price £450,000



LATHAM ESTATES  
SALES & LETTINGS



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.



Buckbean Way
Goostrey

INTRODUCTION

A charming, detached home situated in the heart of Goostrey Village, offering an excellent opportunity to acquire this bright and beautifully maintained property. Occupying an enviable plot near the village green, it is perfectly positioned to embrace village life. Presented to an exceptional standard throughout, this ready-to-move-into home is ideal for families or those looking to downsize without compromise. Boasting three double bedrooms, three reception rooms, and spacious, bright breakfast kitchen, this spacious home delivers versatile accommodation in a fantastic semi-rural location. Step into a welcoming open-plan hallway that flows seamlessly into the spacious dining area, perfect for entertaining or family meals. Double doors lead into the bright, triple-aspect lounge, a nice, shaped room designed to accommodate a variety of furniture layouts and filled with natural light. A third versatile reception room offers flexibility as a home office, playroom, or hobby space. The breakfast kitchen overlooks the fabulous rear garden and features a generous range of matching units, offering plentiful storage. Completing the ground floor is a convenient cloakroom/WC and a storage cupboard with internal access to the garage. To the first floor, the landing leads to all three double bedrooms, including a particularly impressive master bedroom that benefits from a stylish range of built-in furniture providing extensive storage. A modern three-piece family bathroom completes the first-floor accommodation. Externally: The property sits back from the road behind a well-kept front lawn, with an extensive driveway providing ample off-road parking which in turn leads to an integral garage and main entrance. The rear garden is a true highlight, thoughtfully landscaped with a manicured central lawn surrounded by vibrant, well-stocked flower beds. An extensive paved patio offers the perfect spot for alfresco dining and enjoying sunny days, a delight for both gardening enthusiasts and families alike. This wonderful property is offered for sale with "No Seller Chain Involved" presenting a rare opportunity to secure this lovely home in the heart of one of Cheshire's most charming villages.

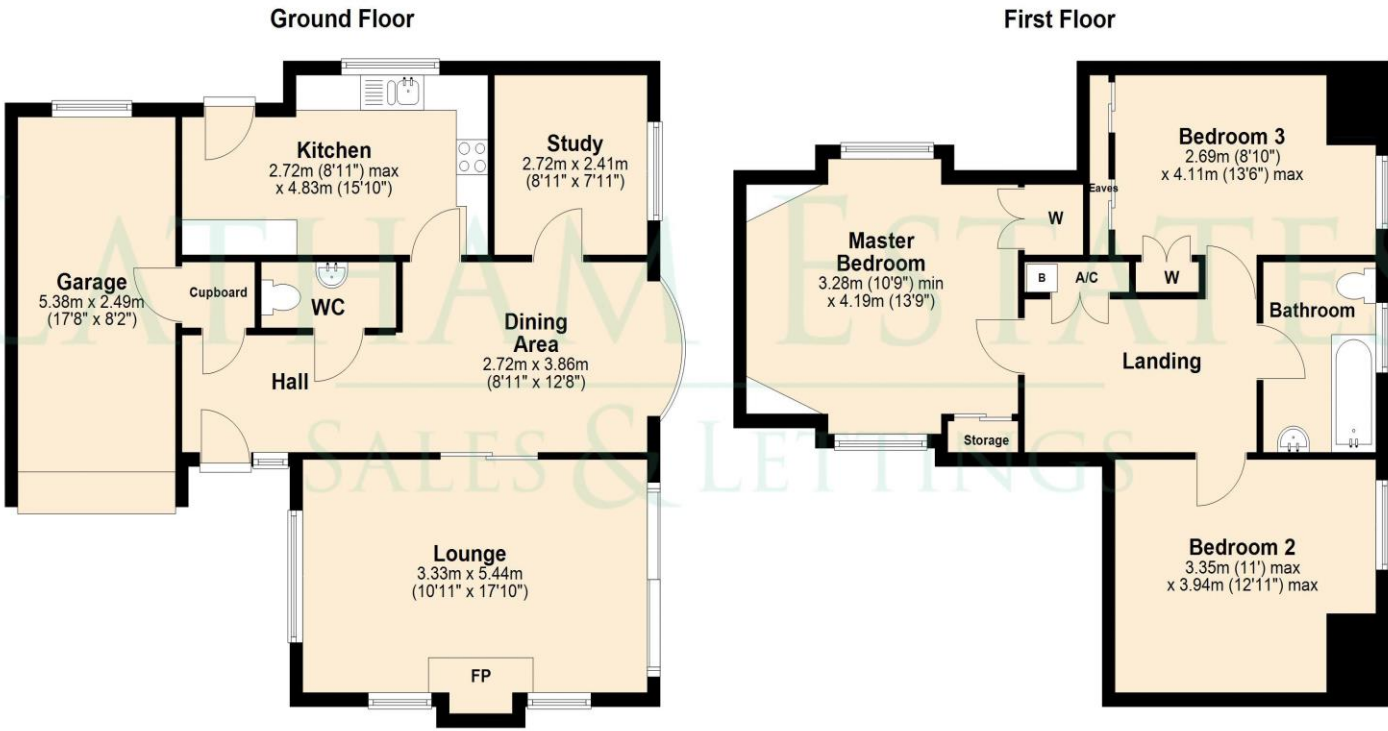
Awaiting EPC
Council tax Band – E – Cheshire East
Tenure – Freehold

Table with 3 columns: Room Name, Dimensions (Imperial), Dimensions (Metric). Rows include Hallway, Open Plan Dining Area, Lounge, Study, Cloakroom/WC, Breakfast Kitchen, Master Bedroom, Bedroom Two, Bedroom Three, Family Bathroom, and Garage.



Location

Goostrey Village. A sought-after Cheshire gem. Nestled between the ever-popular village of Holmes Chapel and the thriving market town of Knutsford. Goostrey is a highly desirable Cheshire village offering a charming semi-rural lifestyle amidst beautiful countryside, yet with excellent transport links and everyday amenities. Goostrey boasts a strong and welcoming community spirit, supported by a wide range of local clubs, societies, and events including the beloved Goostrey Rose Festival, a much-anticipated annual celebration that brings the village together. Residents enjoy a variety of essential amenities right in the heart of the village, including a post office, newsagent, mini market, off-licence, chemist, and a cosy coffee shop. Two traditional public houses provide friendly atmospheres and a great choice of food and drink, adding to the village's appeal. Families are especially drawn to Goostrey thanks to the outstanding Goostrey Primary School, known for consistently strong academic performance. Secondary education is well served by Holmes Chapel Comprehensive School and Knutsford High School. distance away. Commuters benefit from Goostrey's own railway station on the edge of the village, offering regular services to Manchester Piccadilly and Crewe, with connections to the wider national rail network. Excellent road links include easy access to the M6 motorway via Junction 18 (Holmes Chapel) and Junction 19 (Knutsford). For those travelling further afield, Manchester International Airport is within comfortable reach, making Goostrey an ideal base for both business and leisure.



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only. 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.