



**Fabulous Detached Family Property**

**Two Reception Rooms**

**Stylish Family Bathroom**

**Great Central Village Location**

**Three Double Bedrooms**

**Enviably Plot with Beautiful Garden**





## Introduction

### A Most Deceptively Spacious Detached Family Home in the Heart of Goostrey

Occupying a fabulous corner position within the much sought after Cheshire village of Goostrey, this well presented three-bedroom, two reception room, detached property is set within established gardens that provide both privacy and year-round interest. The welcoming open plan hallway sets the tone, with stairs rising to the first floor and a natural flow through to the dining and family room. This generous space enjoys views over the thoughtfully planted rear garden via patio doors, while an additional window floods the family seating area with light. Access is gained from the dining space to a well-planned modern kitchen, fitted with a range of light grey shaker style units and integrated appliances including a double oven, microwave, dishwasher, and larder-style fridge freezer. The lounge enjoys a dual aspect, with a bay window to the front aspect and further window to the rear aspect, creating a bright and inviting room. A cast-iron log burner provides a charming focal point and is perfect for cosy winter evenings. Completing the ground floor is a stylish two-piece cloakroom/WC. The first-floor landing provides access to all bedrooms and a useful built-in linen cupboard. The spacious master bedroom benefits from a dual aspect, built-in double wardrobe, under-eaves storage, and ample space for freestanding furniture. Two further well-proportioned double bedrooms enjoy views to the rear aspect. The first floor is completed by a contemporary three-piece family bathroom. Externally: The property is approached via a double driveway leading to a good-sized double garage with up-and-over door. Mature gardens wrap around the home to both front and rear, thoughtfully planted with an extensive range of herbaceous plants and shrubs, creating interest throughout the seasons.

Awaiting - EPC

Council Tax – F – Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Hallway

Sitting open plan with stairs ascending to the first floor, the hallway is finished with attractive wood-effect flooring which flows through to the dining and family room, seamlessly connecting the spaces. From here, there is also access to the ground floor cloakroom/WC.

### Open Plan Dining & Family Area 18' 4" x 8' 10" (5.58m x 2.69m)

A lovely room located to the rear aspect. Ample space for freestanding dining furniture and soft furnishings, the family seating area is both versatile and inviting. Patio doors open directly onto the rear garden, providing an ideal outlook from the dining area. The room is completed with a continuation of the attractive wood effect flooring, while access is conveniently gained to the kitchen.

### Lounge 10' 10" x 17' 11" (3.30m x 5.46m)

A bright and sunny room enjoying a dual aspect, with a bay window to the front and a further window to the rear, complemented by two charming circular porthole windows to the side all allowing natural light to flood the space. The eye catching cast-iron log burner, set beneath a beam mantel, creates a striking focal point and provides the perfect spot to snuggle down on a cosy evening.

### Kitchen 8' 9" x 14' 2" (2.66m x 4.31m)

The well-planned kitchen is fitted with a range of light grey "Shaker" style wall, drawer, and base units, complemented by contrasting work surfaces which flow around and incorporates the inset ceramic Rangemaster single drainer sink with brushed chrome mixer tap. Appliances include a four-ring electric hob with glass splash back leading to the chimney style extractor fan, integrated dishwasher, larder style fridge freezer, mid-level double oven, and integrated microwave. A window sits to the side aspect allowing natural light to fill the space, while a side door provides convenient access to the exterior.

### Cloakroom/WC

Situated off the hallway is the ground floor cloakroom/WC, fitted with a matching two-piece suite comprising: Wall-mounted hand wash basin with chrome mixer tapware and a low-level WC. The room is finished with part sandstone-effect tiled walls and contrasting tiled flooring. A discreet door provides access to a useful storage cupboard.

### First Floor Landing

The first floor provides access to the bedrooms and family room, with double doors opening to a useful linen cupboard.

### Master Bedroom 19' 9" x 10' 6" (6.02m x 3.20m)

The generous master bedroom enjoys a dual aspect, with windows to both the front and rear aspects, filling the room with natural light. There is ample space for freestanding furniture, along with a built-in double wardrobe, additional storage is available via under-eaves cupboards. The room is completed with laminate flooring.

### Bedroom Two 10' 10" x 10' 7" (3.30m x 3.22m)

The second double bedroom is located to the rear aspect and benefits from laminate flooring, with access to additional under-eaves storage

### Bedroom Three 8' 11" x 10' 6" (2.72m x 3.20m)

A pleasant third double bedroom, also to the rear aspect, featuring a built-in single wardrobe and finished with laminate flooring. Double doors provide access to an under-eaves storage cupboard

### Family Bathroom

A generous family bathroom featuring a stylish matching three-piece suite. Comprising: Panelled bath with wall-mounted mains mixer shower over and concealed tapware. A double width vanity unit houses the hand wash basin with chrome mixer tapware, alongside a low-level WC. The bath area is finished with eye-catching panelled effect feature tiling, whilst the rest of the room is complemented further smart tiling and tiled flooring.



### Externally

The property occupies a generous, private plot with ample private off-road parking via a double width driveway to the front, which in turn leads to the integral double garage. A lawned garden extends to the side and wraps around to the rear, where a delightful, established garden offers numerous points of interest with a variety of herbaceous plants and shrubs and delivers a high degree of privacy. Additionally, the rear access leads to both the garage and the kitchen.

### Garage

17' 3" x 14' 3" (5.25m x 4.34m)

The generous double garage is accessed via a double up-and-over door to the front, with a courtesy door and window to the rear aspect. Completed with light and power and the Worcester gas central heating boiler is conveniently housed to one corner.



### Location

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. 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).

### 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



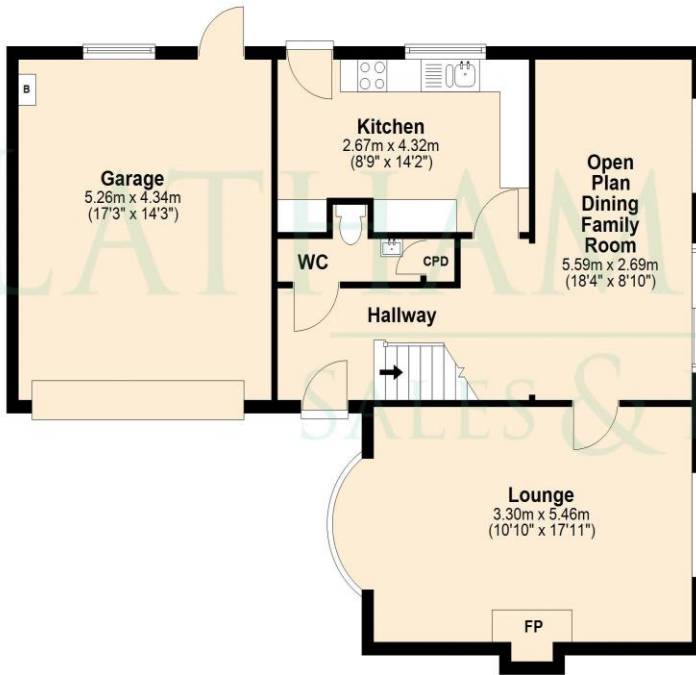


## Directions

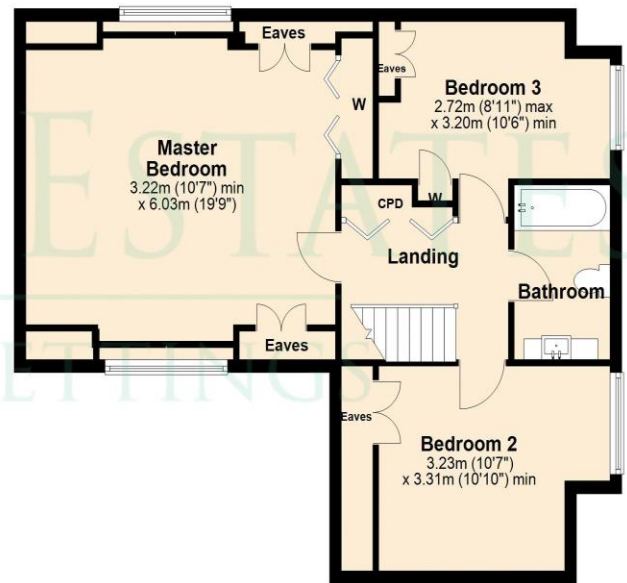
From our office 16 The Square, Holmes Chapel CW4 7AB. Travel north to the mini roundabouts, proceed straight ahead in the direction of Knutsford. (A50) Knutsford Road. Take the second right turning into Goostrey Lane. Proceed along Goostrey lane, continue along into Main Road and through the village centre, turn left into Mill Lane, then immediate right into Buckbean Way, continue along taking the second left hand turn into Woodlands



Ground Floor



First Floor



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.

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.