



**GASCOIGNE  
HALMAN**

CLAY HILL FARM, WHITECROFT HEATH ROAD,  
LOWER WITHINGTON,

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THE AREAS LEADING ESTATE AGENT



## CLAY HILL FARM, WHITECROFT HEATH ROAD, LOWER WITHINGTON,

**A most impressive Cheshire brick farmhouse situated in a fabulous rural location at the heart of grounds extending to 2.114 acres (approx) on the banks of Catchpenny Pool.**

Lower Withington is a popular semi rural village with easy access to major road links and with the centre of Knutsford, Holmes Chapel, Alderley Edge and Macclesfield just a short drive away. All are thriving towns that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Holmes Chapel, Goostrey, Chelford, Alderley Edge and Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.





Accommodation (Including garages)  
extending to 2950 sq ft

Situated at the heart of grounds  
extending to 2.114 acres

Stunning rural location on the banks of  
Catchpenny Pool

Attractive Cheshire brick farmhouse

Three principle reception rooms

High specification Poggenpohl kitchen

Master bedroom with dressing room  
and ensuite

Two further double bedrooms

Large gated driveway & double garage

Beautifully stocked formal gardens

Extensive lawn area

Enclosed vegetable garden

## DESCRIPTION

Set in an idyllic location nestled down a quiet lane on the banks of Catchpenny Pool and providing the best of quiet rural living with the benefit of easy access to amenities, just a short distance away. Clay Hill Farm has been a much loved family home which has been the subject of a sympathetic scheme of extension and improvements by the current owners during their tenure. With meticulous attention to detail, no expense has been spared both internally and externally to create a beautiful, generously proportioned, flexible home with a light and airy feel throughout.

Constructed of Cheshire brick surmounted by a slate tile roof and offering space and privacy, the accommodation in brief comprises; entrance hall with feature oak staircase, large lounge with feature fireplace and double doors to the conservatory. Dining room. Family room again with a feature fireplace. High specification Poggenpohl kitchen with island, ample cupboard space and an extensive range of Miele integrated appliances and granite worktops. Utility room. The kitchen opens through to the garden room with double doors to the patio and gardens beyond.

To the first floor the generous landing with window enjoying views over the grounds. Master bedroom with fitted wardrobes, walk-in wardrobe and large en-suite bathroom with large shower and floor to ceiling granite tiles. There are two further double bedrooms. Finally a generous bathroom completes the first floor accommodation.







The house is set back and well screened from the lane and is approached through electric double gates, providing security. A large gravel parking and turning area to the front of the house provides parking and access to the detached double garage. A large area of lawn makes up the front gardens, which wraps around the end of the house. A large garden lies to the rear, which is south-facing, with a wide patio abutting the rear elevation providing a wonderful alfresco dining area, accessed via doors from garden room.

The rear gardens consist of a large area of level manicured lawns with mature trees and shrubs, with mature hedging, trees and fencing forming the boundaries. To the side of the property, accessed by a second gated driveway is a further brick built garage with mechanics pit, garden store and separate outdoor WC. Beyond this lies a fenced vegetable garden with raised beds overlooked by a green house.



### **DIRECTIONS**

SAT NAV: SK11 9DF

### **TENURE**

Freehold

### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

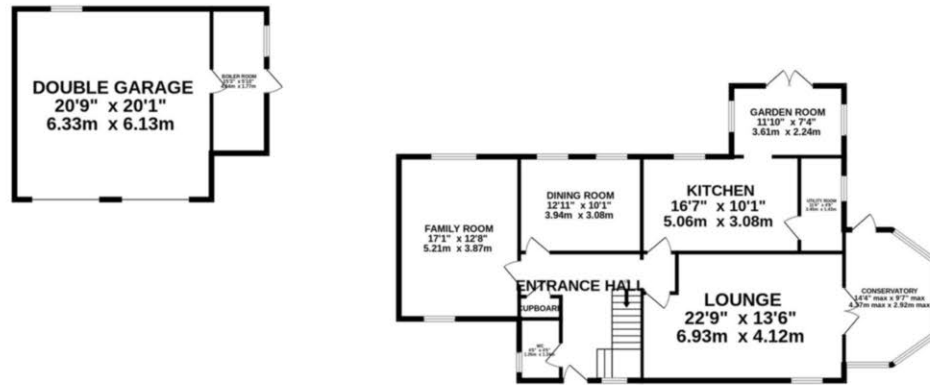
### **LOCAL AUTHORITY**

Cheshire East County Council. Tax Band: H.



# FLOORPLAN

GROUND FLOOR  
2121 sq.ft. (197.0 sq.m.) approx.



1ST FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2950 sq.ft. (274.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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