



**GASCOIGNE  
HALMAN**

13 ROBIN LANE, CHELFORD

---

THE AREAS LEADING ESTATE AGENT





## 13 ROBIN LANE, CHELFORD

**A beautifully presented semi-detached property which has been updated by the current owners to provide generous living space with flexibility throughout. With well-planted gardens and situated within close proximity of Chelford village centre.**

Chelford is a popular and convenient village lying equidistant between Knutsford, Wilmslow and Alderley Edge. The village itself caters for various day to day shopping needs including a butchers, a florist, a hairdressers, a farm supply shop and a two village stores, a community post office and a popular village pub. There is also a railway station on the Manchester to Crewe line.







## DESCRIPTION

This deceptively spacious semi-detached property has been a much-loved home, thoughtfully improved by the current owners to create a beautifully presented and welcoming space. With a strong focus on quality, comfort, and attention to detail, the home blends modern living with a warm, homely feel. It's ready for new owners to move straight in and enjoy.

The property is tucked away within mature, well-planted gardens that provide both a high degree of privacy and a strong sense of tranquillity. Natural light pours into every room, and the house has a quiet charm and character that's immediately apparent. Upon arrival, you're welcomed by an entrance porch leading into a generous hallway, where stairs rise to the first floor.

The lounge is comfortable, and inviting, with dual-aspect windows ensuring plenty of natural light. A feature stone fireplace adds a focal point and a touch of character. The separate dining room is versatile in use and opens into a bright conservatory that enjoys views into the colourful rear garden. The recently fitted kitchen has been carefully designed, featuring a smart range of units, integrated appliances, and stylish copper handles, all contributing to the home's thoughtful modernisation.

A useful utility room, and a downstairs WC, enhances the home's practicality. Internal access to the garage adds convenience and offers further storage or parking options.

To the first floor, there are three well-proportioned bedrooms. Bedrooms one and two are positioned at the rear and benefit from built-in wardrobes and lovely garden views. The bathroom has been beautifully upgraded, with quality fittings and tasteful tiling, and is complemented by a separate WC and generous storage on the landing.

Outside, the property is positioned centrally within its plot. To the front, a driveway provides parking for several vehicles, while the surrounding borders are filled with mature trees and planting that ensure privacy and seasonal interest. The rear garden is a real highlight, well-established and thoughtfully designed, with a paved patio ideal for outdoor dining and a generous garden shed providing excellent storage.

Located close to the heart of Chelford, this home offers the best of both worlds: a semi-rural setting with excellent local amenities nearby. It's within walking distance of the train station, which offers direct links to Manchester, and benefits from access to well-regarded schools, local shops, and the amenities of both Alderley Edge village and Knutsford town centre.

This is a rare opportunity to acquire a truly delightful home in a sought-after location, a home with heart, style, and space.

## DIRECTIONS

SAT NAV: SK11 9AZ

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire Est Council

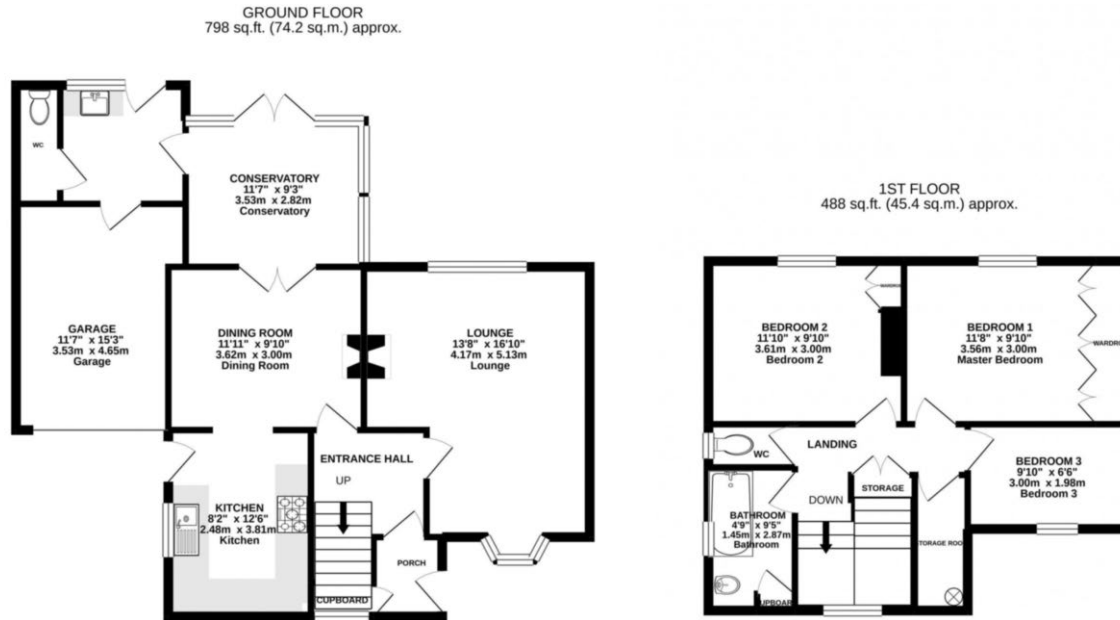
## TAX BAND

BAND: D

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

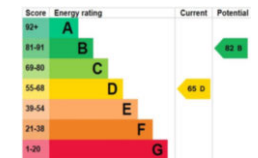


**TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix i/2021

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



### ALDERLEY EDGE OFFICE

01625 590373

[alderley@gascoignehalman.co.uk](mailto:alderley@gascoignehalman.co.uk)

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE  
HALMAN**