



**GASCOIGNE  
HALMAN**

WILLOWBROOK, HULSE HEATH LANE, MERE,  
KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



## WILLOWBROOK, HULSE HEATH LANE, MERE, KNUTSFORD

**£1,950,000**

A beautiful "Chocolate Box" thatched cottage, set in a wonderful 1.6 acre plot including a paddock and woodland. Over 4000 sq.ft of versatile living accommodation featuring five bedrooms, four bathrooms and double garage with gym above.





"Chocolate Box" thatched cottage

1.6 acre plot including a paddock and woodland

Double garage with gym above

Five bedrooms and four bathrooms

Exudes elegance and comfort

In excess of 4300 sq ft



WILLOWBROOK | HULSE HEATH LANE, MERE, KNUTSFORD

Discover the enchanting Willowbrook, a beautifully extended and refurbished thatched country house nestled in an idyllic rural setting, conveniently located near Hale, Knutsford and Lymm. This stunning property spans approximately 1.6 acres of meticulously landscaped formal gardens, paddock and woodland and features a large detached garage with a versatile apartment/gym and shower room above.

Situated in the highly sought-after greenbelt hamlet of Mere, Willowbrook offers easy access to picturesque countryside and the wider motorway network, making it the perfect blend of tranquility and connectivity. Despite its serene surroundings, the nearby towns and airport are just a short drive away.

Willowbrook stands as a testament to refined country living. The property welcomes you with a grand sweeping driveway flanked by two pairs of electric gates, leading you to ample parking and a double garage. Having been redeveloped and extended, the house exudes elegance and comfort across its two floors, totaling over 4,000 square feet. The ground floor is designed for both relaxation and entertaining. It features three main reception rooms, an entrance hall with a WC, and a charming reception hallway with a feature fireplace and wood block flooring which extends throughout much of the ground floor. The main sitting room, a spacious triple-aspect haven, opens to the rear terrace and boasts a bespoke fitted bar. An adjoining dining room, highlighted by an open oak frame, offers a seamless flow for gatherings. The generous family room, overlooking and leading to the garden, has a feature open fireplace, a fitted media wall, and double doors to the kitchen/breakfast room. This culinary space is a chef's dream, featuring high-quality hand-painted cabinets, stone worktops, a large central island, and top-of-the-line appliances, including an Aga cooker, Gaggenau grill and hob, and a built-in dishwasher. Adjacent to the kitchen is a utility/boiler room with driveway/garage access.

Upstairs, the first floor comprises five bedrooms, one of which is currently used as a study. The main bedroom offers a serene view of the front of the house, complete with a walk-in dressing room and an en suite bathroom featuring luxurious fittings and built-in cabinetry. Bedrooms two and three also feature high-quality en suites, while bedroom four includes a charming corner window seat and shares a Jack-and-Jill en suite bathroom with access to bedroom five, which is currently utilised as a fully fitted study with a premium wooden floor.

Outside, two sets of electric gates lead to a generous shingle







driveway, providing ample off-road parking and access to a large detached double garage with twin up-and-over electric doors. This garage accommodates two substantial cars and boasts a superbly refurbished first floor, accessed via a separate or internal door, currently fitted as a gym but easily convertible into a potential guest bedroom suite. The gym features a luxurious oak floor and a beautifully finished spa-style shower room with a sauna.

The property has direct access to formal lawned gardens that lead to a small woodland area and an additional parking area, ideal for guest parking when entertaining. Beyond the garage and extra hardstanding, leads to a small paddock of c1/2 acre. In total, the property extends to approximately 1.56 acres, offering an exquisite blend of convenient contemporary living with countryside nature.

### LOCATION

Situated within close proximity of Knutsford town centre, the location is idyllic being surrounded by open Cheshire countryside, yet within such easy reach of amenities, motorway links and Manchester Airport. Mere is arguably North Cheshire's finest and most prestigious residential locations synonymous with Mere Golf and Country Club and commuter facilities alike. Excellent connections are available at the nearby M6 and M56 motorway network and Manchester International Airport. The rail station at Knutsford, Hale or Altrincham provides further commuter services to Manchester and surrounding commercial centres along with the Metro in Altrincham. For the sports person, the Country Club and Golf Course provides excellent sporting facilities. First class educational facilities cater for children of most ages in both the state and private sectors.

### DIRECTIONS

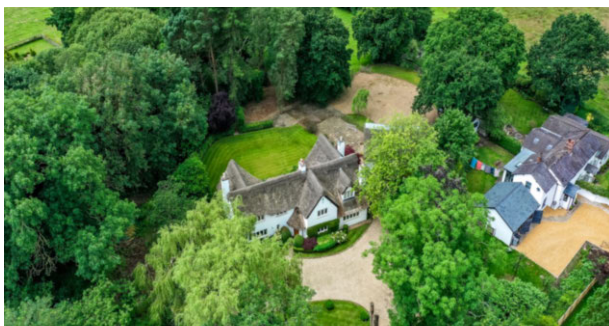
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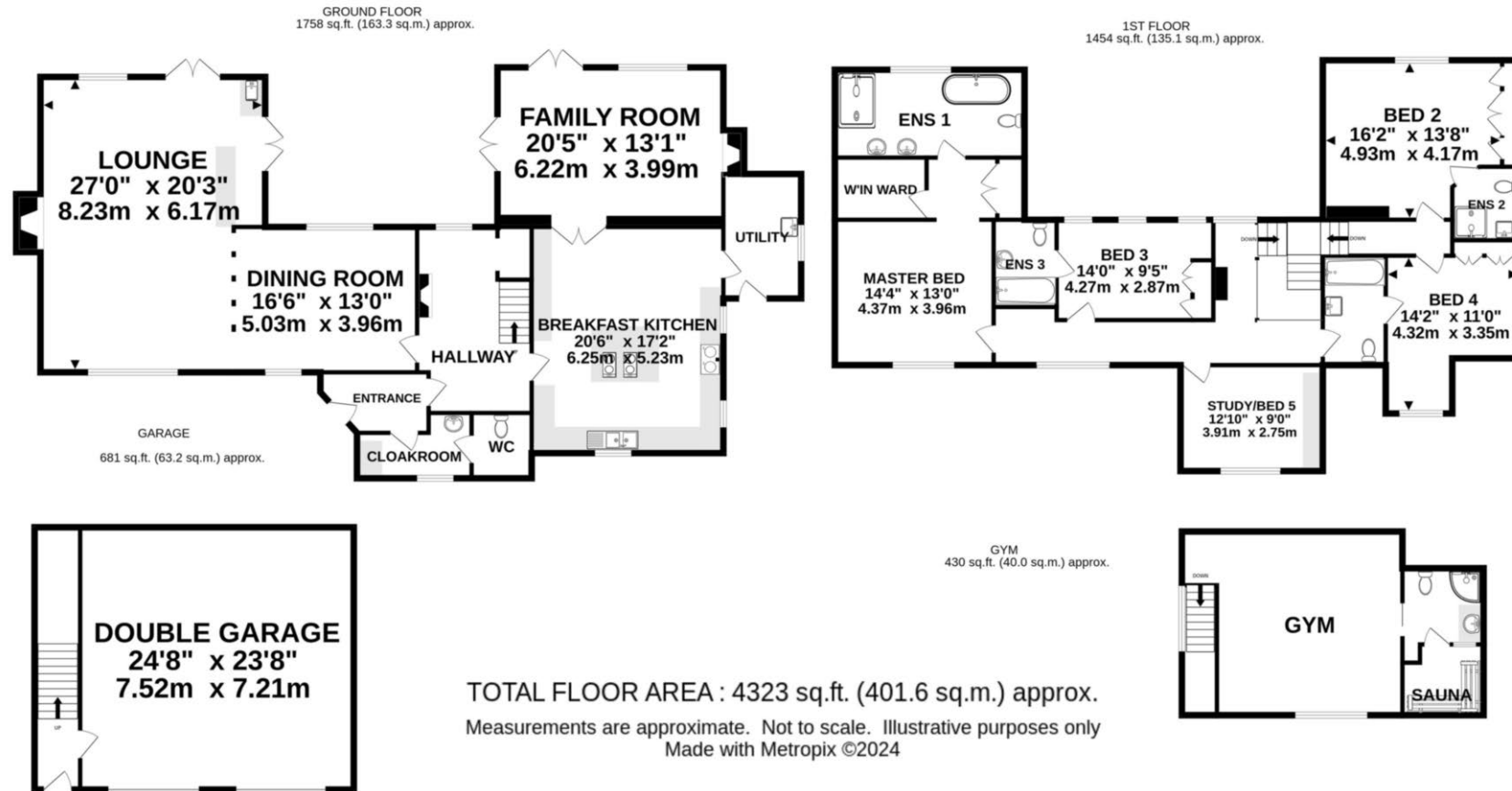
### TENURE

Freehold

### LOCAL AUTHORITY

Cheshire East. Tax band H. Amount payable for 2024/2025 is £3585.18





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		40 D
39-54	E		
21-38	F		36 F
1-20	G		



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