



**GASCOIGNE
HALMAN**

ST. MARYS DRIVE, WHITEGATE.

THE AREAS LEADING ESTATE AGENT



ST. MARYS DRIVE, WHITEGATE.

A magnificent six double bedrooomed detached family residence boasting a home office and gym within this most sought after and prestigious exclusive development. Ideally located within driving distance of both Manchester and Liverpool International airports and Crewe railways station which offers direct main line connections to London Euston.

"Birch Trees" has been subject to additional extension works to the ground floor whilst our clients have also created further living space at 2nd floor level. The property now boasts in excess of 4000 square feet in accommodation which is offered and presented in pristine condition throughout. Three reception rooms, orangery and luxury fitted breakfast kitchen to the ground floor whilst at first and second floor levels there are 6 double bedrooms including the master bed and two others with ensuite facilities and a further fitted family bathroom. Outside the house is approached via electric gates with a driveway providing ample parking space and in turn leading to a detached four car garage.

The house sits within a plot extending to 0.47 acres, overlooking woodland to the front and adjoining and overlooking the golf course with rolling fields beyond to the rear. The landscaped gardens incorporate patios, walk ways, stunning well stocked borders and extensive lawns all providing ultimate privacy and seclusion.

This is a truly outstanding family home located in a peaceful and tranquil enclave and offered in quite exceptional condition throughout.



DIRECTIONS

SAT NAV: CW8 2EZ

LOCATION

Whitegate is a sought-after semi-rural area, situated between Hartford and Tarporley. The highly rated Whitegate CoE Primary School and pre-school are within short distance of the property, as is the Parish Church. The village pub, 'The Plough', is very popular as both a food and drink destination.

Whilst being conveniently located for all the aforementioned places, Whitegate boasts some lovely surrounding countryside, with the Whitegate Way and River Weaver close by for those who enjoy walking, cycling, and horse riding.

Hartford Village is just over five minutes drive away and has a number of shops and schools including the highly regarded Grange Junior and Senior School. Hartford also boasts a mainline railway station to Liverpool and London Euston (with regular services taking about two hours).

TENURE

Freehold

SERVICES

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

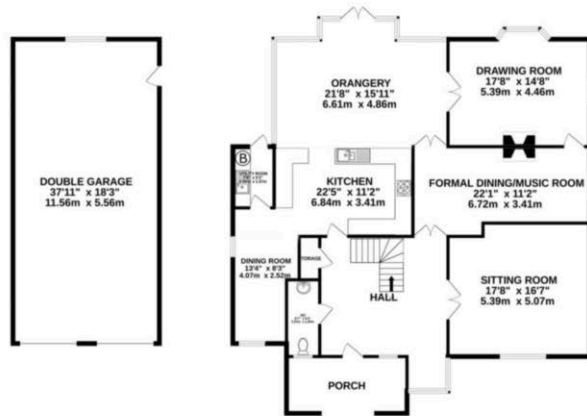
LOCAL AUTHORITY

Cheshire West and Chester Tax Band : H

VIEWING

Viewing strictly by appointment through the agent.

GROUND FLOOR
2518 sq.ft. (234.0 sq.m.) approx.



1ST FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



2ND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 4461 sq.ft. (414.4 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 ©2023

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.



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**