



GASCOIGNE HALMAN

TABLEY HEIGHTS, VICTORIA STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



TABLEY HEIGHTS, VICTORIA STREET, KNUTSFORD

'Tabley Heights' is a fabulous new build development of just two outstanding four bedroom, three bathroom semi-detached houses with landscaped garden and double/tandem garage, all falling within walking distance of one Cheshire's most sought after and vibrant towns, Tatton Park and the popular Knutsford Heath.

At present, there is a fantastic opportunity to purchase off-plan, providing the flexibility to apply bespoke elements to your home. Subject to agreeing an exchange of contract circa spring 2024.



These exceptional, beautifully proportioned homes provide an elegant mix of both traditional and contemporary features, with a layout catering perfectly for the needs of modern day family living and high end specification. Presenting accommodation laid out over three well-designed floors which equates to approximately 1,900 sq.ft. plus 270 sq.ft. tandem garage, will ensure these attractive homes appeal to a variety of potential buyers.



ALL MEASUREMENTS ARE THE LARGEST POINT TO POINT IN EACH ROOM

Entrance hallway: 2.45 x 6.35 meters
Tandem garage: 2.75 x 9.15 meters
Ground Floor WC: 0.9 x 1.95 meters
Utility: 2.45 x 2 meters
Kitchen/dining room: 5.35 x 4.8 meters

First floor hallway: 1.55 x 3.3 meters

Lounge/living room: 5.35 x 4.65 meters
Bathroom: 2.7 x 1.8 meters
Plant room: 1.75 x 0.75 meters
Bedroom 3: 2.5 x 3.9 meters
Bedroom 4: 2.7 x 5.3 meters

Second floor landing: 1.55 x 3.3 meters

Bedroom 2: 5.35 x 3.9 meters
Ensuite 2: 2.7 x 1.5 meters
Master bedroom: 5.35 x 4.65 meters
Master ensuite: 2.7 x 1.6 meters

DIRECTIONS

SAT NAV: WA16 6HY

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

LOCAL AUTHORITY

TBC

ENERGY PERFORMANCE RATING

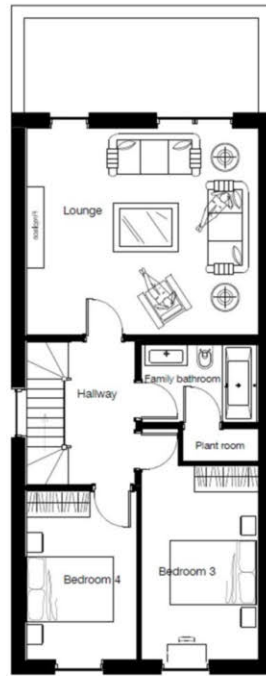
TBC

TENURE

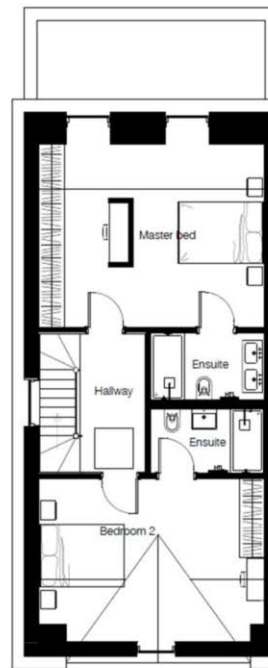
Freehold



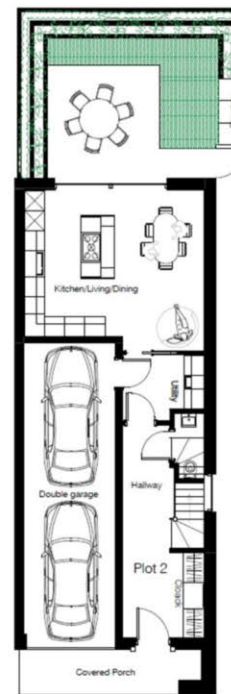
Ground floor plan
Plot 1



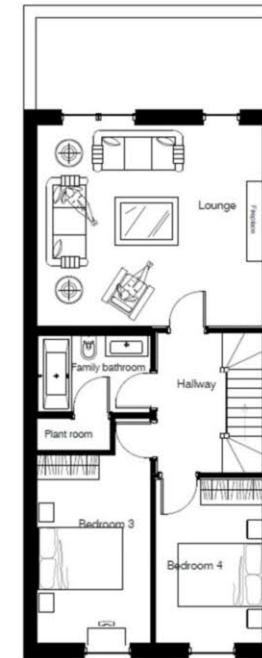
First floor plan
Plot 1



Second floor plan
Plot 1



Ground floor plan
Plot 2



First floor plan
Plot 2



Second floor plan
Plot 2

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