



**GASCOIGNE
HALMAN**

MEREVIEW, SANDY LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT



MEREVIEW, SANDY LANE, CRANAGE

£1,250,000

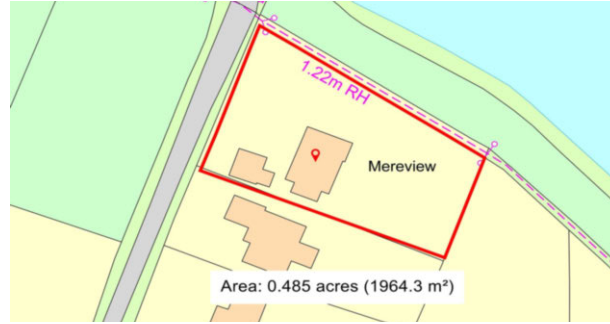
Mereview is an exceptional 6 double bedroom, 6 bathroom bespoke detached residence sat within extensive well-established gardens that extend to approximately half an acre whilst sitting adjacent to mature woodland and attractive Boundary Mere. This impressive home has been meticulously designed, with construction overseen by the current owner to provide well balanced accommodation extending over three floors and incorporating fabulous views of the Mere.

This stunning home was designed and constructed following the general principle of a super-insulated passive house to ensure maximum efficiency and minimise ongoing maintenance. This combined with a picturesque location will undoubtedly appeal to a variety of potential buyers, including families requiring a substantial home falling within close proximity to Knutsford, local towns and villages.

Once inside the home particular mention must be made to the striking oak staircase with bespoke glazing returning through the galleried floors. There are two generously proportioned reception rooms, along with a large open plan living dining kitchen with island and separate utility room. A shower-room and additional separate W.C completes the ground floor.

The first floor comprises of four immaculate double bedrooms, with both the Principal bedroom and Guest suite complemented by En-suite facilities. A luxuriously appointed family bathroom with 3-piece suite and walk in shower completes the first floor. The second floor comprises of two further double bedrooms with En-suites, and should a buyer require a peaceful home office/studio with balcony overlooking a tranquil setting, then please look no further!

Externally this truly outstanding home is approached through remote operated gates with gravel driveway extending to a detached double garage with adjoining workshop. The mature gardens are a fabulous feature, screened by well-established trees and cater perfectly for outside entertaining and families with children.



DIRECTIONS

SAT NAV: CW4 8HR

LOCATION

Crannage is a small parish conveniently located about 7 miles south of Knutsford and 3 miles north of Holmes Chapel. These locations cater for most shopping requirements complete with leisure centres and numerous private sporting clubs nearby including Crannage Hall and Woodside Golf Club just down the road. Delightful open countryside is within minutes of the house and around Shakerley Mere. Good local pubs include The Three Greyhounds next door to the mere and super schools both primary and secondary in the state and private sectors. nearest rails station is in Goostrey which is the main Manchester to Crewe line with inter-city connections. the M6 is accessed north junction 19 and south junction 18. Manchester International Airport is about 18 miles.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Council Tax Band: G

TENURE

Freehold

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 3946 sq.ft. (366.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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