



**GASCOIGNE  
HALMAN**

MEREHEATH PARK, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT





## MEREHEATH PARK, KNUTSFORD

An exceptional, well-appointed and beautifully extended four bedroom, two bathroom detached dormer bungalow with generous sized driveway, tandem garage and impressive well-stocked gardens.

This immaculate home offers versatile accommodation to suit the requirements of a variety of potential buyers, whilst falling within walking distance of Tatton Park, The Heath and the vibrant town centre and Station.

Over recent years, the current owners completed an extensive project of renovation including a well-designed ground floor extension which undoubtedly forms the 'heart of the house'. Accommodation briefly comprises; welcoming entrance hallway with cloakroom, spacious living room, bedroom four/study, well-appointed shower room, additional double bedroom, and the fabulous open plan designed fitted dining kitchen with sitting area, underfloor heating and separate utility room completes the ground floor. This attractive 'day to day' living space is flooded with natural light via a glazed atrium, multiple roof lights and 10ft approx. bi-fold doors which once fully opened brings the outside in.

On the first floor there are two further double bedrooms, both benefitting from fitted wardrobes and served by an additional shower-room with under floor heating.

Externally a driveway extends to a large tandem garage with garden store/potting shed to the rear. A well-tended and beautifully maintained garden caters perfectly for outside entertaining, with an additional well situated seating area enjoying a south facing aspect.

Highly desirable and sought after location, deceptively spacious accommodation and viewing highly recommended.



## DIRECTIONS

SAT NAV: WA16 6AU

## 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.

## TENURE

Freehold

## SERVICES (NOT TESTED)

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

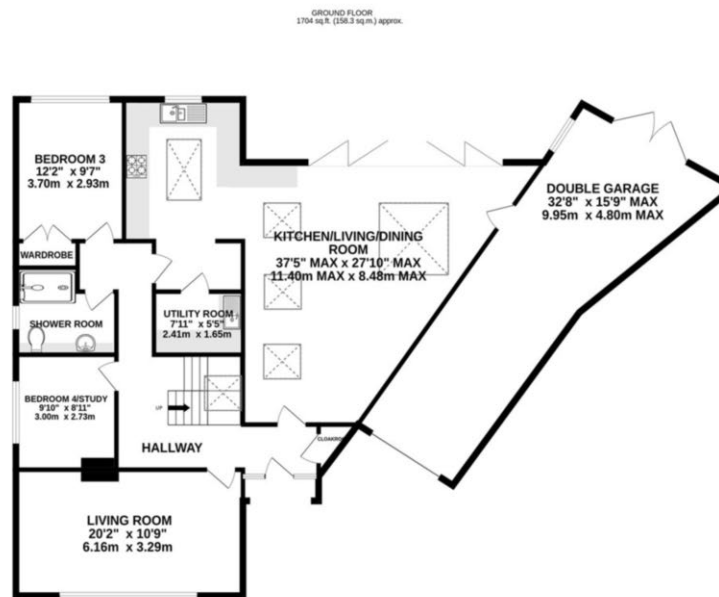
## LOCAL AUTHORITY

Cheshire East Council Tax Band E

## VIEWING

Viewing strictly by appointment through the Agents.





TOTAL FLOOR AREA: 2200 sq ft. (204.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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