



**GASCOIGNE
HALMAN**

STOCKS LANE, OVER PEOVER

THE AREAS LEADING ESTATE AGENT



STOCKS LANE, OVER PEOVER

A well-presented double-fronted detached property, designed and built by the current owners. This immaculately presented three-bedroomed house is situated in one of the most desirable locations on the outskirts of Knutsford in the village of Over Peover.

Overlooking open countryside to the front, the property offers generous living accommodation with a kitchen/breakfast room, dining room, and lounge with the added benefit of an adjoining large conservatory.

On the first floor, there are three double bedrooms with built-in wardrobes. The main bedroom is fitted with a large en-suite and there is a family bathroom fitted with a modern walk-in shower.

Externally, the property has ample off-road parking available and a detached double garage. To the rear of the property is a south-facing garden with mature shrubs and three patio areas.





DIRECTIONS

SAT NAV: WA16 8TN

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.

TENURE

Freehold

SERVICES (NOT TESTED)

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 East Council Tax F

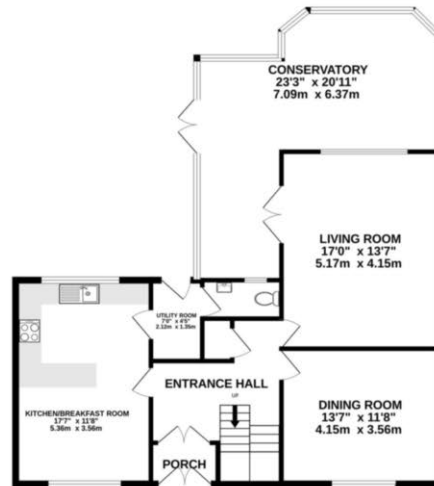
VIEWING

Viewing strictly by appointment through the Agents

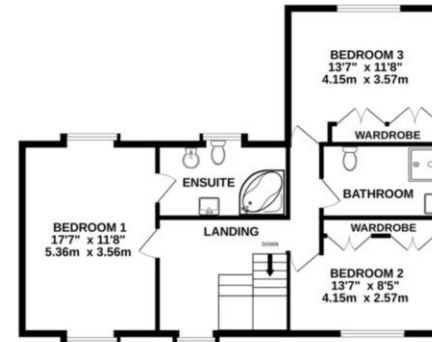
GARAGE
337 sq ft. (31.3 sq.m.) approx.



GROUND FLOOR
1094 sq ft. (101.6 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 2197 sq.ft. (204.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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