



GASCOIGNE HALMAN

KARMANIA, BEXTON LANE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



KARMANIA, BEXTON LANE, KNUTSFORD

'Karmania' is an individual, well-appointed and beautifully-proportioned four double bedroom, two bathroom detached family home situated at the head of a peaceful cul-de-sac off highly desirable Bexton Lane. The current owners designed and oversaw the construction of this fabulous detached residence with generous sized gated driveway, detached double garage and gardens.

An entrance porch opens into a hallway with galleried landing and cloakroom/W.C. The 'heart of the house' comprises of a fabulous open plan living dining kitchen with integrated appliances, Island and separate utility room. An impressive living room opens into a bright and spacious family/sitting room with doors opening to the garden, and a generous sized study or playroom completes the ground floor. On the first floor there are four well-proportioned double bedrooms, with the Principal bedroom benefitting from an En-suite with rain-shower. The remaining bedrooms are served by a well-appointed family bathroom with 3-piece suite and rain shower. The property enjoys underfloor heating throughout, all set within the concrete floor construction.

Externally the gated driveway provides ample off road parking and extends to the detached double garage with mains power. The enclosed garden with patio is furnished with artificial lawn and caters perfectly for outside entertaining and families with children.



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.

DIRECTIONS

SAT NAV : WA16 9AB

TENURE

FREEHOLD

SERVICES (NOT TESTED)

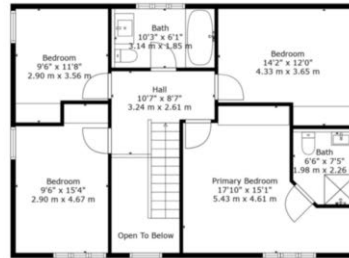
Mains Water, Gas & Electric are connected, Private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

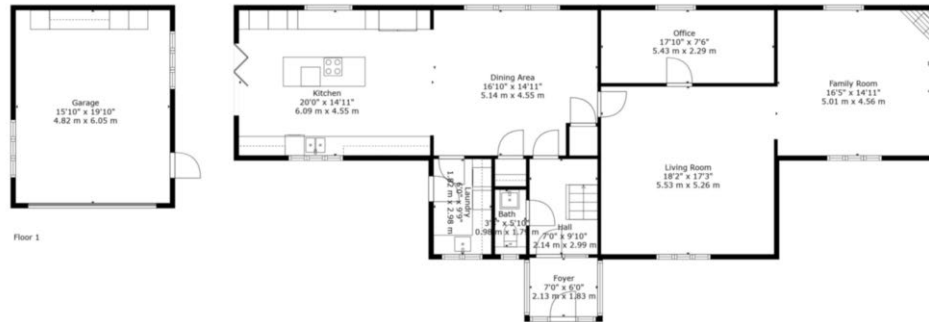
Cheshire East Borough Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.



Floor 2



Floor 1

TOTAL: 2291 sq. ft, 213 m²
 FLOOR 1: 1473 sq. ft, 137 m², FLOOR 2: 818 sq. ft, 76 m²
 EXCLUDED AREAS: GARAGE: 315 sq. ft, 29 m², OPEN TO BELOW: 49 sq. ft, 5 m², LOW CEILING: 12 sq. ft, 1 m²
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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.

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