



**GASCOIGNE
HALMAN**

CHURCH BANK, GOOSTREY

THE AREAS LEADING ESTATE AGENT



CHURCH BANK, GOOSTREY

An exquisite, beautifully appointed and particularly attractive double fronted detached country residence of generous proportions, all complemented by stunning formal gardens with nature pond and paddock. This fabulous property and beautiful gardens sit within an approximate 2-acre plot whilst overlooking adjoining open Cheshire countryside on the edge of the village.

Almost hidden from view by mature trees and adjacent to a meandering brook on the edge of a popular Cheshire village, Brookside Cottage is a stunning detached home that really needs to be seen to be fully appreciated. Set behind electric gates and approached over a winding driveway the property is complete with a detached double garage and barn with mains water supply and power.

Over recent years the cottage has been significantly extended and comprehensively refurbished and provides excellent well balanced family sized accommodation which extends to approximately 3,654sq ft. At the hub of the house is the essential open plan living dining kitchen comprehensively fitted with a quality range of cabinets with contrasting silestone work-surfaces and peninsula Island. Three impressive reception rooms enjoy views over the gardens, including a fabulous living room with parquet flooring. The principal bedroom suite is also worthy of particular mention and is a stunning through room with high vaulted beamed ceiling, twin dressing room, sumptuous En-suite bathroom and is further enhanced by full height glazing to a roof terrace overlooking uninterrupted views over the gardens, pond and Cheshire countryside towards Jodrell Bank.

Four further immaculate double bedrooms are served by two luxuriously appointed bathrooms with high specification suites including double walk-in rain showers, free standing bath, heated vanity mirrors and rain sensor remote operated Velux windows.

A truly wonderful home both screened and complemented by stunning mature grounds with fabulous sunny aspect entertaining terrace.



DIRECTIONS

SAT NAV: CW4 8PG

LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford and Holmes Chapel, surrounded by delightful open countryside. With many facilities either in Goostrey itself or in Knutsford and Holmes Chapel including excellent schools, train station and easy access to the M6 motorway. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

Freehold

SERVICES (NOT TESTED)

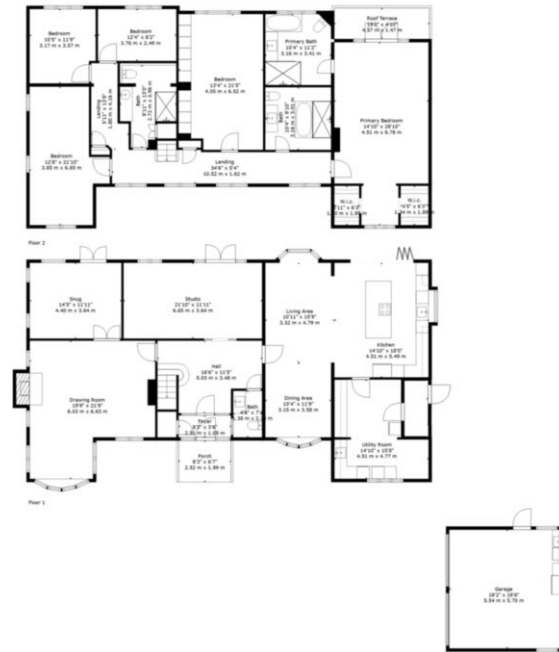
Mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL: 3654 sq. ft, 339 m2
 FLOOR 1: 1863 sq. ft, 173 m2, FLOOR 2: 1791 sq. ft, 166 m2
 EXCLUDED AREAS: GARAGE: 341 sq. ft, 32 m2, PORCH: 54 sq. ft, 5 m2, EMBEDDED WINDOW: 15 sq. ft, 2 m2,
 FIREPLACE: 8 sq. ft, 1 m2, ROOF TERRACE: 73 sq. ft, 7 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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