



**GASCOIGNE
HALMAN**

ARLEY END, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



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Built within the former grounds of High Legh Hall and nestled within a secluded cul-de-sac at the end of a private driveway, this exceptional, fully refurbished detached bungalow really needs to be seen to be appreciated.

No expense has been spared creating this impressive extended home, with appointments, to list just a few, including a high specification integrated fitted kitchen and utility room, luxuriously appointed family bathroom and En-suites, neutral carpets, Amtico flooring and updated electrics, plumbing and heating system. Externally a sweeping driveway extends to a fantastic newly constructed 31ft x 22ft approx. detached garage that offers ideal space for a car enthusiast or a buyer requiring a detached gym/home office or the scope to create independent living space.

A welcoming central through hallway provides access to the living space and cloakroom/WC. In summary there is a large living room to the front with log-burner and impressive glazing which floods the room with natural light whilst overlooking the gardens. There is a separate study, spacious dining room and a high gloss fitted kitchen with integrated appliances and utility room. There is a superb double bedroom with En-suite, which would make a perfect Guest suite, with a long inner hallway providing access to three additional bedrooms including a Principal bedroom with En-suite. An impressive family bathroom completes the accommodation.

This attractive, comprehensively refurbished and extended detached home with private gardens is available with NO CHAIN and a viewing is highly recommended.





DIRECTIONS

WA16 6NA

LOCATION

High Legh is a very desirable, semi-rural village with a short drive of both Knutsford and Lymm, which will provide for most shopping requirements.

The village offers excellent links to the North and South M6, the East/West M62, and the M56 into Manchester and North Wales. Manchester Airport is within a 20-minute drive, and Liverpool Airport is about 35 minutes. Warrington Bank Quay, about 20 minutes away, offers a direct rail link to London Euston.

High Legh has highly rated nursery and primary schools. The Community Bus Service takes older children to and from Lymm High School. Additionally, there is a bus service that serves the Private Schools; Manchester Girls High, Withington, and Manchester Grammar.

Socially, High Legh has a thriving community centre based around the Village Hall, St John's Church, a Tennis Club, a highly rated 27-hole Golf Course along with plenty of varied walks around the country lanes surrounding the village. There is a thriving Rugby Club in nearby Lymm and the Leisure Centres at Lymm and Knutsford are readily accessible.

TENURE

Freehold

SERVICES

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

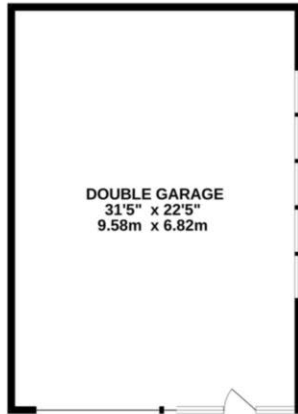
LOCAL AUTHORITY

Cheshire East Borough Council tax band 'G'

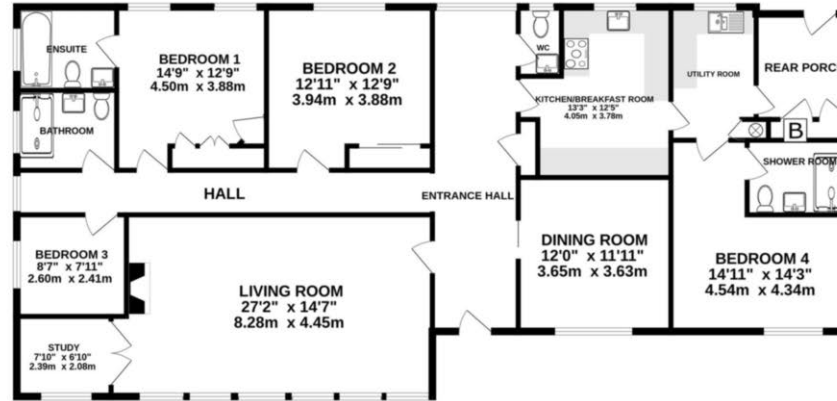
VIEWING

Viewing Strictly by appointment through the agents.

GARAGE
703 sq.ft. (65.3 sq.m.) approx.



GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



TOTAL FLOOR AREA : 2506 sq.ft. (232.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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