



**GASCOIGNE  
HALMAN**

TABLEY HEIGHTS, VICTORIA STREET, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT





## TABLEY HEIGHTS, VICTORIA STREET, KNUTSFORD

STUNNING NEW BUILD HOME and READY TO VIEW! 'Tabley Heights' is a fabulous, recently completed new build development of just two outstanding four-bedroom, three-bathroom semi-detached homes with landscaped garden and double/tandem garage, all falling within walking distance of one Cheshire's most sought-after and vibrant towns, Tatton Park, and the popular Knutsford Heath.

These exceptional, beautifully proportioned homes provide an elegant mix of both traditional and contemporary features, with a layout catering perfectly for the needs of modern-day family living and high-end specification. Presenting accommodation laid out over three well-designed floors which equates to over 2,170 sq.ft./202 sq.m. approx. inclusive of the tandem garage, will ensure these attractive homes appeal to a variety of potential buyers.

An attractive contemporary style front door opens into a generous sized entrance hallway with ample cloak space and pedestrian access into both the garage with automated door and utility room. The 'heart of the house' and completing the ground floor is an opulent, open-plan fitted kitchen/dining/living area with sliding doors opening onto the landscaped stone terrace with tiered planters. The high specification German kitchen with island is complemented by integrated appliances and attractive Silestone countertops.

A stunning oak staircase with glazed balustrade extends to the upper floors.

On the first floor, there is a generously proportioned living room with bespoke design media-wall with smart TV distribution extending throughout the home. Two excellent sized double bedrooms and an exquisite family bathroom furnished with Hansgrohe and Duravit sanitary ware with large Italian format tiles completes the first floor.

The impressive second floor comprises of a fabulous Principal bedroom along with a Guest bedroom, with both complemented by luxuriously appointed En-suites with Hansgrohe and Duravit sanitary ware and Italian format tiling.

Additional appointments to note; Solar PVs with 4.4KWP output, each home is warmed by an air-source heat pump system with underfloor heating throughout the ground floor and radiators to the first and second floors, LED lighting, Smart TV distribution across the home and a fully programmable alarm system with remote access via internet.

An exciting opportunity to acquire 'one of a pair' of new build semi-detached homes on the fringe of Knutsford. Call now to arrange a private viewing of these stunning homes.



## DIRECTIONS

SAT NAV: WA16 6HY

## 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)

Air Source Heat Pump, Mains Water & Electric are connected. Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Cheshire East Council Tax Band: TBC

## ENERGY PERFORMANCE RATING

B

## TOTAL FLOOR AREA

2179 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 2179 sq.ft. (202.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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