



**GASCOIGNE  
HALMAN**

YEW TREE COTTAGE, SEVEN SISTERS LANE,  
KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



NO CHAIN! A charming two double bedroom period cottage situated in a convenient position in Ollerton, and only a short drive to desirable villages such as Knutsford, Alderley Edge, and Wilmslow. Accessed via its own private driveway, which extends to the rear where there is ample off-road parking and a pleasant lawned garden, perfect for outside entertaining.

This well-appointed and characterful period cottage retains a plethora of original features, and an internal viewing will reveal a cosy living room with a fireplace, a spacious open plan, and recently updated dining kitchen with integrated appliances, and a well-appointed shower-room completes the ground floor.

The first floor comprises of two well-presented double bedrooms, including a generous-sized Principal bedroom with a Juliette balcony overlooking the rear of the property.

Externally, and unlike many similar period cottages, the property benefits from ample private parking and a lawned rear garden.

#### DIRECTIONS

SAT NAV: WA16 8RN

#### 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)

Oil heating, Private Drainage and Mains Water & Electric 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: C

#### ENERGY PERFORMANCE RATING

E

#### TOTAL FLOOR AREA

872 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



#### KNUTSFORD OFFICE

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