



**GASCOIGNE
HALMAN**

TABLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



TABLEY ROAD, KNUTSFORD

Fabulous views over Cheshire countryside yet falling within a pleasant stroll of the vibrant town centre, train station and Heath! Brackenbend is an attractive extended detached home that occupies a truly enviable position on desirable Tabley Road, catering perfectly for families or downsizers requiring easy access to Knutsford.

Extended by the current owners, this exceptional property has been the subject of considerable improvement in recent years, including a well-designed living dining kitchen with a central island, sizeable chef's pantry, and separate family/sitting room. From the moment you step through the bespoke oak front door into the welcoming hallway with a downstairs shower room and W.C, the quality of the interior speaks for itself. The accommodation is also arranged to maximise the panoramic views over the open countryside with the principal rooms situated to the front of the house. The ground floor caters perfectly for 'day-to-day' living, families and those required to work from home due to a generous-sized study located off the dual-aspect living room with a log burner. There are four bedrooms, including an immaculate principal bedroom with dressing area, fitted wardrobes and En-suite bathroom. The remaining well-presented bedrooms are served by a well-appointed family bathroom.

Externally this handsome property is enclosed by mature hedging and approached via a generous sized driveway. The delightful front garden is well-tended, and a pathway extends to the side of the property into the private lawned rear garden which provides the ideal backdrop to this extended detached home. In summary, this property is suited to a variety of purchasers, whilst the highly desirable and convenient location should excite even the most demanding buyer.





DIRECTIONS

SAT NAV: WA16 0NF

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)

All main 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: F

ENERGY PERFORMANCE RATING

C

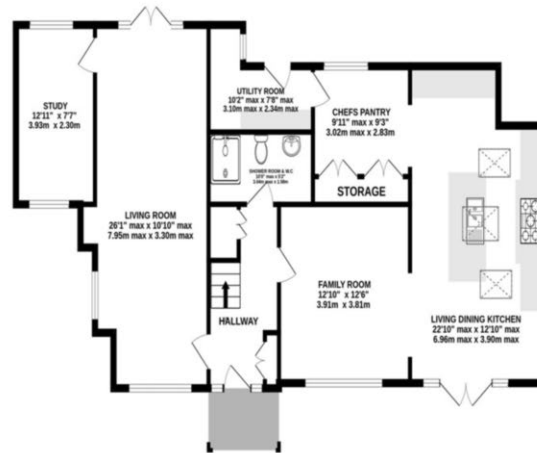
TOTAL FLOOR AREA

1858 SQFT approx.

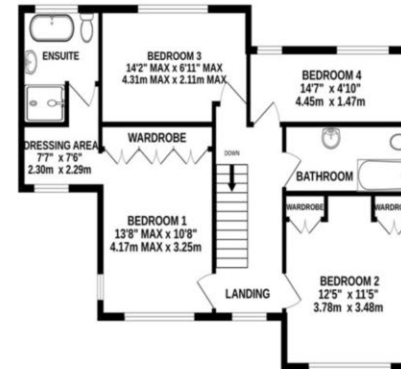
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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