



**GASCOIGNE  
HALMAN**

CHESTER ROAD, MERE

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THE AREAS LEADING ESTATE AGENT





## CHESTER ROAD, MERE

No Chain with Planning Permission Approved to Demolish and Rebuild: Mere is arguably North Cheshire's finest and most prestigious residential locations synonymous with Mere Golf and Country Club and commuter facilities alike. We are therefore delighted to present buyers with the opportunity to acquire a detached residence nestled within a desirable plot with private gardens neighbouring mature woodland and the golf course.

Options available: Planning permission has been approved to demolish and rebuild (REF 24/4253/FUL) or alternatively undertake a substantial project of construction resulting in a more contemporary six bedroom, five bathroom detached residence (REF 24/2209M).

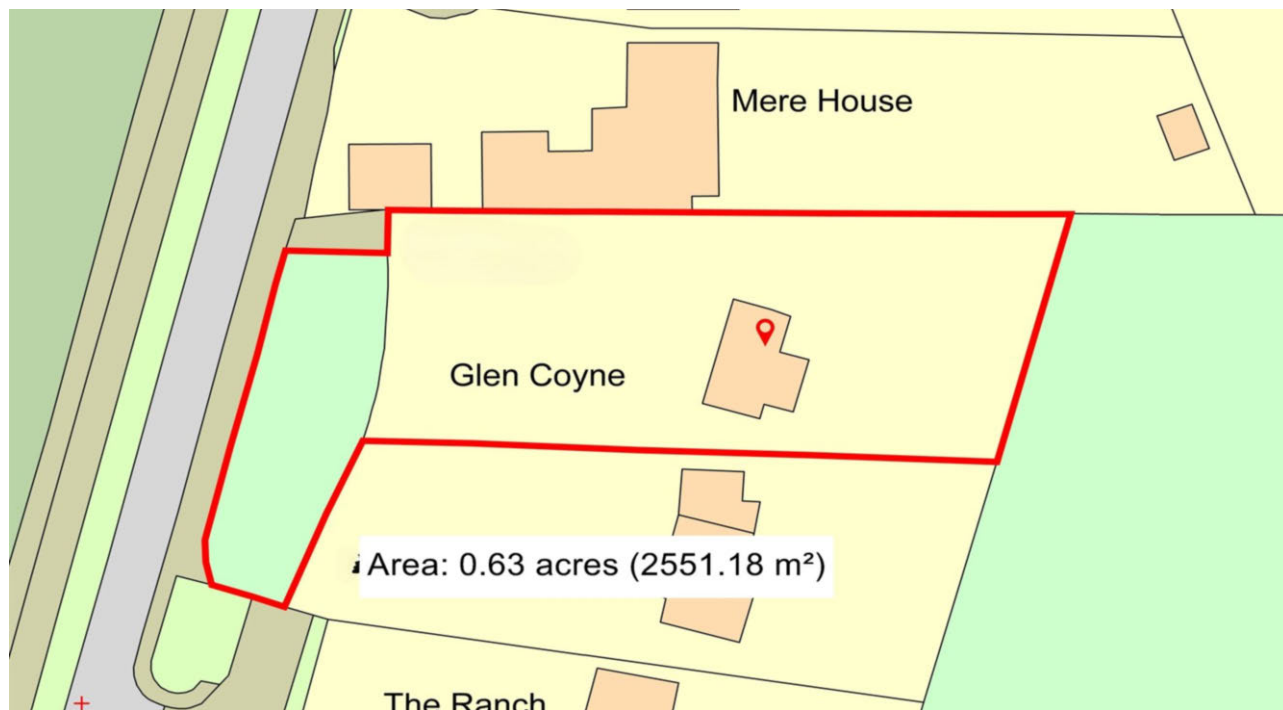
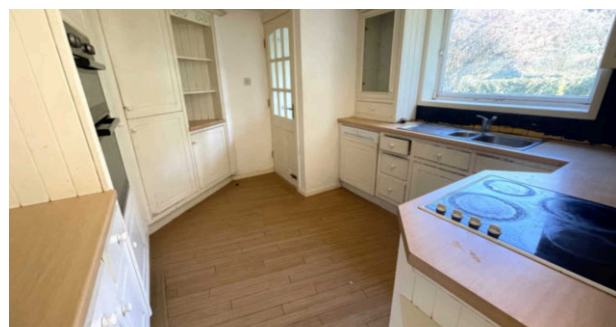
Currently the property extends to over 2,140 sq. ft approx. including a cellar and double garage, and briefly comprises: Entrance porch, hallway with cloakroom/W.C, living room with step down into a sitting room, and a fitted dining kitchen completes the ground floor. On the first floor, there are three bedrooms served by a family bathroom. The principal bedroom benefits from an En-suite and double doors opening to a balcony overlooking the rear garden.

Externally, a sweeping private tree lined driveway extends to the property and the well-established garden provides the ideal backdrop





West Elevation



## DIRECTIONS

WA16 6LG

## LOCATION

Mere is arguably North Cheshire's finest and most prestigious residential locations synonymous with Mere Golf and Country Club and commuter facilities alike. Excellent connections are available at the nearby M6 and M56 motorway network and Manchester International Airport. The rail station at Knutsford, Hale or Altrincham provide further commuter services to Manchester and surrounding commercial centres along with the Metro in Altrincham. For the sports person, the Country Club and Golf Course provides excellent sporting facilities. First class educational facilities cater for children of most ages in both the state and private sectors.

## TENURE

Freehold

## SERVICES (NOT TESTED)

Oil Central Heating, Mains water, drainage and electricity 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: G

## ENERGY PERFORMANCE RATING

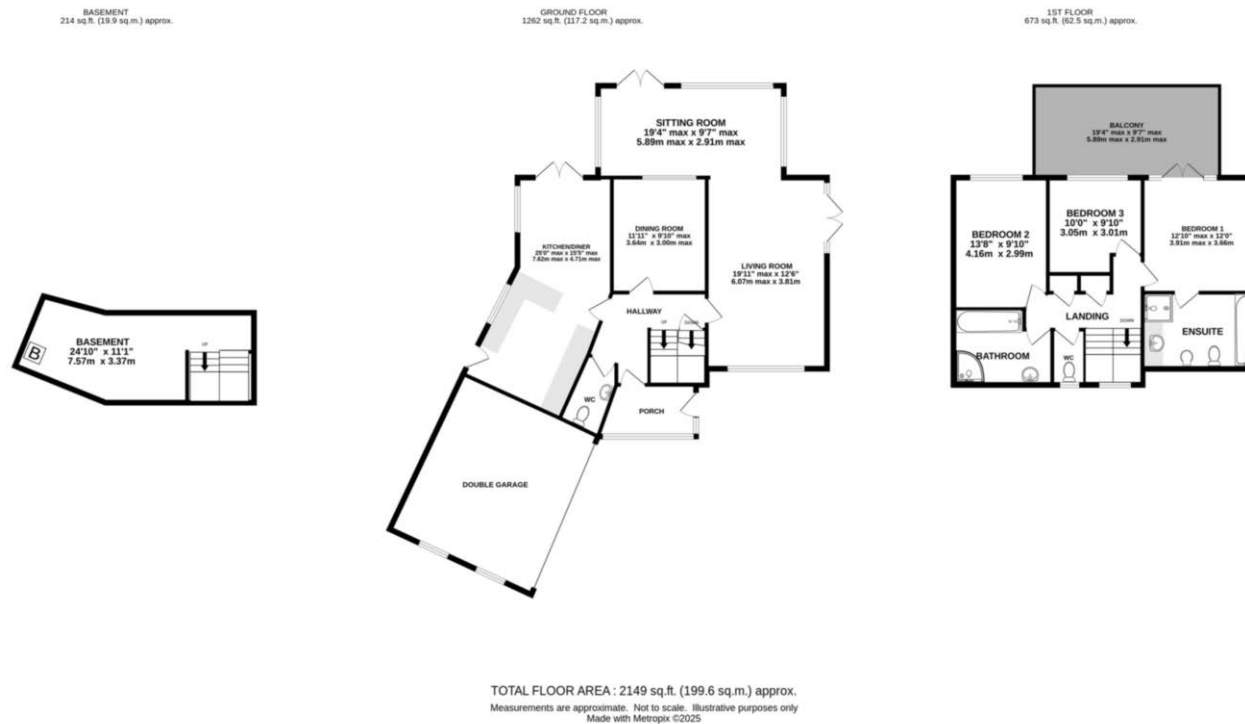
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## TOTAL FLOOR AREA

2149 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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