



**GASCOIGNE
HALMAN**

CHESTER ROAD, MERE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



CHESTER ROAD, MERE, KNUTSFORD

Rosemere, Mere, Cheshire - A Distinguished Detached Residence with Outstanding Views. Set in one of Cheshire's most sought-after addresses, Rosemere is an exceptional detached family home nestled within approximately 0.5 acres of beautifully maintained private gardens. Enjoying uninterrupted views over Mere Golf and Country Club and the lake beyond, this elegant post-war residence offers charm, space, and flexibility in equal measure.

Constructed by Messrs Crosby Homes, the house boasts a striking approach via a long sweeping driveway with ample parking and an attached double garage. The gardens feature established lawns and mature borders, thoughtfully landscaped to maximize privacy and scenic outlooks.

Accommodation highlights include: Unique timber front door leading into a Grand Dining Hall with bay window overlooking the rear garden, Characterful living room featuring a traditional Inglenook fireplace, spacious Living Dining Kitchen with garden access, and a practical Utility Room with internal access to the double garage.

Upstairs, the main residence offers three generous bedrooms, all with priceless views to the rear, and served by two bathrooms. A major feature is the substantial two-storey self-contained annexe, perfect for multi-generational living, a teenage retreat, or an expansive work-from-home setup. Alternatively, the existing layout presents an exciting opportunity for reconfiguration into a bespoke home exceeding 3,000 sq. ft.



Prestigious Cheshire location with views over Mere Golf Club

Set in approx. 0.5 acres of beautifully private gardens

Charming post-war detached residence

Spacious accommodation offering 5 Bedrooms & 3 Bathrooms

Generously proportioned reception rooms

Large Living Dining Kitchen with direct access to the garden

Substantial two-storey self-contained annexe

Opportunity to reconfigure and extend (STPP)

Sweeping Driveway & Double Garage



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DIRECTIONS

SAT NAV: 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)

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 Council Tax Band: G







ENERGY PERFORMANCE RATING

TBC

TOTAL FLOOR AREA

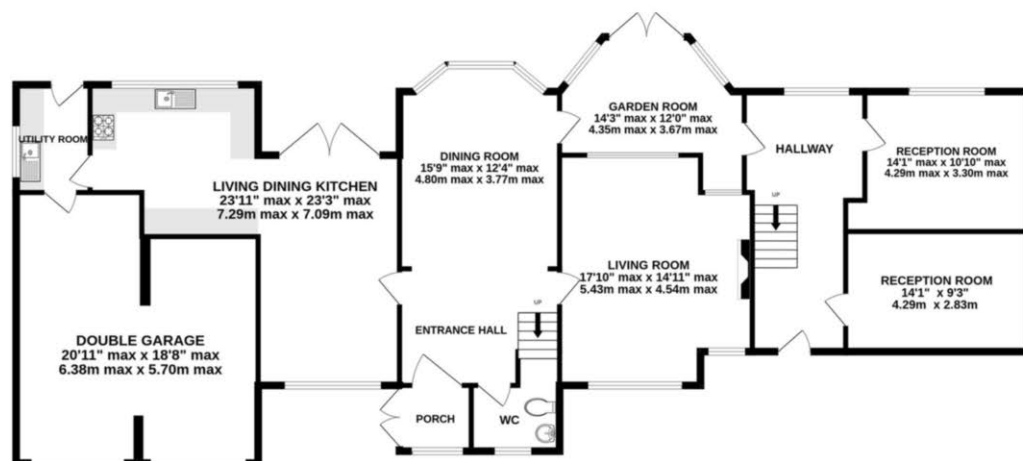
3091 SQFT approx

VIEWINGS

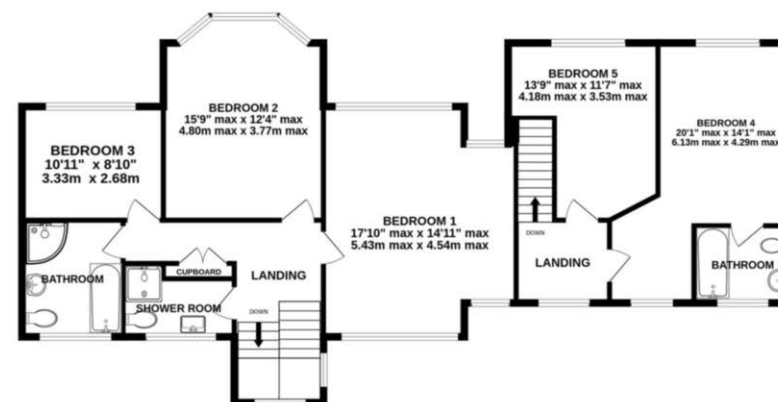
Viewing strictly by appointment through the Agents.



GROUND FLOOR
1889 sq.ft. (175.5 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 3091 sq.ft. (287.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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