



**GASCOIGNE  
HALMAN**

EGERTON, HIGH LEGH, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT





## EGERTON, HIGH LEGH, KNUTSFORD

An exceptional and beautifully appointed four-bedroom, four-bathroom detached home, thoughtfully extended to provide superb family accommodation. This attractive property is complemented by a fabulous well-tended rear garden, a driveway, and an integral garage.

Located within a highly desirable and family-friendly area, the home offers immaculate, generously proportioned, and particularly versatile ground-floor living space centred around a welcoming hallway. Three reception rooms include a cosy sitting room with a log-effect gas fire, while the heart of the home is undoubtedly the impressive open-plan living, dining, and kitchen area. Designed for both everyday living and entertaining, this space enjoys a seamless connection to the rear garden, creating a bright and inviting atmosphere. A separate utility room and a cloakroom/WC further enhance the practicality of the layout.

Upstairs, the first-floor landing incorporates fitted storage and leads to four beautifully presented bedrooms. Both the principal bedroom and guest suite benefit from en suite facilities and fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom.

Occupying a generous corner plot, the property is approached via a driveway providing ample off-road parking. The integral garage offers flexibility, with potential for conversion into additional living space, subject to the necessary permissions. To the rear, the enclosed garden is a real highlight, thoughtfully landscaped and featuring a selection of seating areas ideal for al fresco dining. Mature borders and well-established trees complete the picture, creating a wonderful setting for family life, relaxation, and outdoor entertaining.







## DIRECTIONS

SAT NAV: WA16 6PT

## LOCATION

High Legh is a very desirable, semi-rural village with a short drive of both Knutsford and Lymm, which will provide for most shopping requirements.

The village offers excellent links to the North and South M6, the East/West M62, and the M56 into Manchester and North Wales. Manchester Airport is within a 20-minute drive, and Liverpool Airport is about 35 minutes. Warrington Bank Quay, about 20 minutes away, offers a direct rail link to London Euston.

High Legh has highly rated nursery and primary schools. The Community Bus Service takes older children to and from Lymm High School. Additionally, there is a bus service that serves the Private Schools; Manchester Girls High, Withington, and Manchester Grammar.

Socially, High Legh has a thriving community centre based around the Village Hall, St John's Church, a Tennis Club, a highly rated 27-hole Golf Course along with plenty of varied walks around the country lanes surrounding the village. There is a thriving Rugby Club in nearby Lymm and the Leisure Centres at Lymm and Knutsford are readily accessible.

## 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

TBC

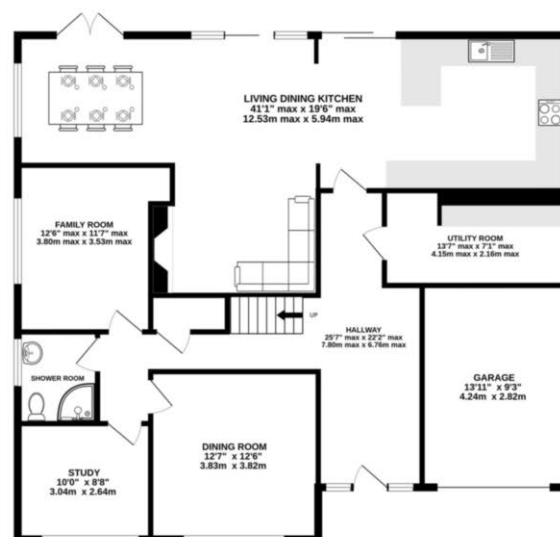
## TOTAL FLOOR AREA

2492 SQFT approx

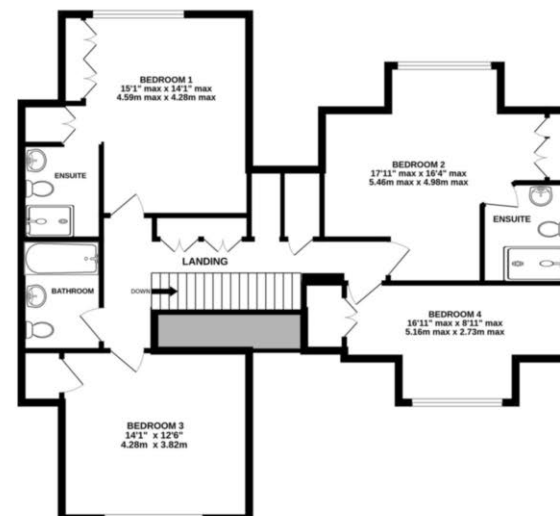
## VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1457 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 2492 sq.ft. (231.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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