



**GASCOIGNE
HALMAN**

WEST LANE, HIGH LEGH

THE AREAS LEADING ESTATE AGENT



WEST LANE, HIGH LEGH

An exceptional beautifully, extended and luxuriously appointed three/four double bedroom, three bathroom detached bungalow, set behind electric gates with a triple integral garage, generous driveway, and mature private gardens. No expense has been spared in the creation of this outstanding and highly versatile home, which combines elegant contemporary design with a carefully considered layout that will appeal to a host of potential buyers.

At the heart of the property lies a stunning open-plan living, dining, and kitchen area, featuring a large central island, bespoke fittings, and an abundance of natural light courtesy of attractive twin roof lanterns and oversized triple-glazed patio doors opening directly onto the garden - creating a seamless connection to the garden and offering the perfect space for modern living and entertaining.

The welcoming reception hallway leads to a formal living room with elegant parquet flooring and a feature fireplace. A separate family room offers excellent flexibility and could easily serve as a fourth double bedroom.

Unlike many similar bungalows, the bedroom accommodation is thoughtfully zoned, accessed via a separate hallway to ensure privacy from the main living areas. The principal bedroom boasts fitted wardrobes and a beautifully designed en-suite bath and wet room with twin Velux rooflights. Two further double bedrooms, each with fitted wardrobes, are served by an en-suite and a separate, well-appointed family bathroom. A garden room adds further versatility and connection to the outdoor space, perfect for use as a home work station or simply relaxing.

Externally, the property is approached via secure electric gates, with a generous driveway leading to the triple garage featuring remote-controlled doors and internal access to a separate utility room. The established private gardens are a true highlight, offering an attractive, secluded setting with an ideal entertaining terrace. The home also benefits from discreet solar panels, enhancing its energy efficiency.

Perfectly positioned behind electric gates and screened by mature trees, while remaining within easy reach of Knutsford, Lymm, Altrincham, and Hale, will ensure this fine home appeals to buyers.





DIRECTIONS

SAT NAV: WA16 6NB

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: G

ENERGY PERFORMANCE RATING

TBC

TOTAL FLOOR AREA

2788 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

The floor plan shows a 4-bedroom house with the following layout:

- Garage:** 26'2" x 12'2" (7.98m x 3.70m) on the left side.
- Living Room:** 23'6" x 14'11" (7.16m x 4.55m) at the bottom center.
- Dining Area:** Part of the Living Dining Kitchen area.
- Kitchen:** Part of the Living Dining Kitchen area, featuring a bay window.
- Living Dining Kitchen:** 29'7" max x 27'1" max (9.02m max x 8.25m max) at the top.
- Bedroom 1:** 13'9" x 13'5" (4.20m x 4.08m) at the top right.
- Bedroom 2:** 13'5" x 11'3" (4.08m x 3.42m) at the top right, adjacent to Bedroom 1.
- Bedroom 3:** 14'11" x 11'8" max (4.56m x 3.52m max) at the bottom right.
- Bedroom 4 (Bedroom 4/5):** 12'2" x 12'0" (3.76m x 3.56m) at the bottom left.
- Reception Hall:** Located in the center of the house.
- Utility Room:** Located near the garage.
- Wardrobe:** Multiple wardrobes are located in the bedrooms and the reception hall.
- Bathroom:** Located near the garden room.
- Ensuite:** Located near Bedroom 1.
- Garden Room:** 6'9" x 6'2" (1.99m x 1.89m) at the bottom right, with access to the garden.
- Porch:** Located at the bottom center, adjacent to the living room.

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