



**GASCOIGNE  
HALMAN**

WEST LANE, HIGH LEGH

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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 by SCHULLER featuring a large central island and integrated appliances comprising twin Neff ovens with hide and slide doors, Neff microwave, Bosch steam oven & dishwasher. This fabulous space enjoys 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, aluminium radiators with energy efficient superior thermal performance, 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 Villeroy & Boch en-suite bath and wet room with underfloor heating and twin Velux rooflights. Two further double bedrooms, each with fitted wardrobes, are served by an en-suite and a separate, well-appointed family bathroom with Duravit suite. A garden room adds further versatility and connection to the outdoor space, perfect for use as a 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

D

## TOTAL FLOOR AREA

2788 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.

The floor plan shows a 4-bedroom house with a garage, reception hall, and garden. The layout includes:

- LIVING DINING KITCHEN:** 29'7" max x 27'1" max (9.02m max x 8.25m max). Features a large window and a fireplace.
- RECEPTION HALL:** A central area with a fireplace and a large window.
- BEDROOM 1:** 13'9" x 13'5" (4.20m x 4.08m). Includes an ensuite and a wardrobe.
- BEDROOM 2:** 13'5" x 11'3" (4.08m x 3.42m). Includes a wardrobe.
- BEDROOM 3:** 14'11" x 11'5" max (4.56m x 3.51m max). Includes a wardrobe.
- BEDROOM 4:** 12'9" x 11'9" (3.76m x 3.56m). Includes a wardrobe.
- LIVING ROOM:** 23'6" x 14'11" (7.16m x 4.55m). Includes a fireplace and a large window.
- GARAGE:** 26'2" x 12'2" (7.98m x 3.70m) and 18'1" x 14'10" (5.51m x 4.52m).
- UTILITY ROOM:** A small room adjacent to the kitchen.
- BATHROOM:** A small room with a bathtub and a toilet.
- ENSUITE:** A small room with a bathtub and a toilet.
- PORCH:** A small outdoor area.
- GARDEN:** A large outdoor area with a garden room (6'0" x 15'0" (1.83m x 4.57m)).

23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK