



**GASCOIGNE
HALMAN**

ROBERT MOFFAT, HIGH LEGH.

THE AREAS LEADING ESTATE AGENT



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Nestled in the heart of High Legh, within easy reach of Knutsford, Altrincham, Hale and Lymm, this beautifully appointed and architecturally designed four-bedroom detached residence offers exceptional living space and a high standard of finish throughout.

Extended and meticulously renovated, the property features three stunning reception rooms, a generous driveway, and an integral garage. The fabulous, fully enclosed rear garden overlooking the Church and screened by mature trees offers a tranquil and private setting. Multiple patio doors open seamlessly onto the expansive entertaining terrace, creating an effortless indoor-outdoor living experience ideal for summer gatherings.

No expense has been spared in the creation of this truly remarkable home, designed to appeal to the most discerning of buyers. Highlights include high quality laminate flooring throughout the ground floor, a luxurious open plan living dining kitchen with central island, a contemporary double-sided fireplace between the main living room and sitting area, and a striking oak staircase. A full re-wire, new gas central heating system and boiler, and underfloor heating in both the family bathroom and en-suite further elevate the specification.

The heart of the home is undoubtedly the high-specification integrated kitchen and living area, complemented by a utility room and large boot room. Bi-fold doors flood the living room with natural light, while additional living spaces include a bay-fronted family room and a versatile study or playroom. Upstairs, four immaculate double bedrooms are arranged around a light bathed galleried landing that flows into a welcoming hallway with cloakroom and W.C.

Externally, the extensive driveway provides ample off-road parking and leads to the integral garage. The beautifully landscaped rear garden offers complete privacy and serves as a stunning backdrop to this exceptional home.



DIRECTIONS

SAT NAV : WA16 6PS

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

All mains services are connected but not 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

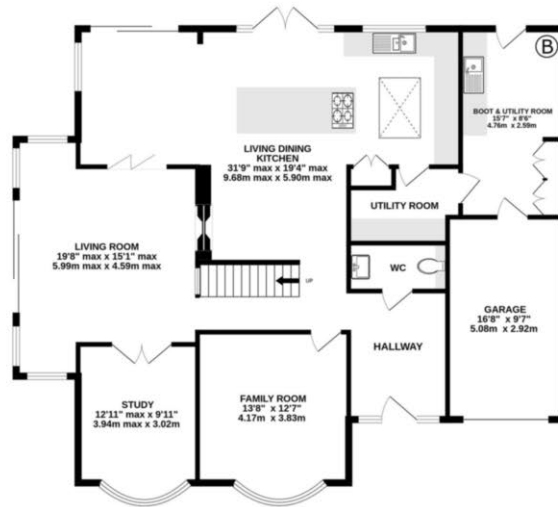
TOTAL FLOOR AREA

2578 sq ft

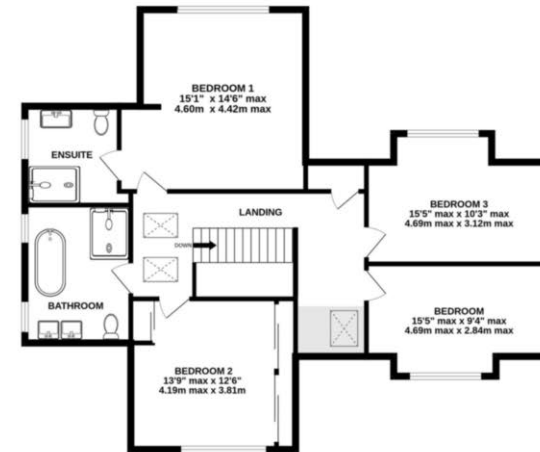
VIEWINGS

Viewing strictly by appointment through the agent.

GROUND FLOOR
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2578 sq.ft. (239.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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KNUTSFORD OFFICE

01565 750900

knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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