



**GASCOIGNE
HALMAN**

DEVIS WAY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



DEVIS WAY, KNUTSFORD

'The Mere' is an exquisite three double bedroom, three bathroom detached residence presented to an exceptional 'show home' standard, all situated within the exclusive Tabley Park development by Redrow - one of Knutsford's most desirable new home addresses. Designed and finished as a forever home, no expense has been spared in creating an outstanding residence that seamlessly blends elegance, comfort, and functionality.

From the moment you step inside, you're greeted by a stunning interior boasting a host of premium upgrades and bespoke finishes. The heart of the home is the expansive open-plan living-dining kitchen, complete with integrated AEG appliances, upgraded cabinetry, and sleek electric 'night and day' blinds. French doors lead out to the beautifully landscaped rear garden, providing an effortless flow for indoor-outdoor living.

A highlight of the home is the soundproofed home cinema room - complete with integrated surround sound, which offers the ultimate in-home entertainment experience. This space, currently occupying the integral garage, can easily revert back for vehicle use if desired.

The ground floor also features a welcoming hallway, formal living room with a stylish fireplace and satellite/data/TV connectivity, a separate utility room, and a sleek contemporary downstairs W.C., all enhanced by Karndean flooring and soft neutral carpets that carry throughout the home.

Upstairs, the quality continues with three spacious double bedrooms, each benefiting from its own luxuriously appointed en-suite and bespoke fitted wardrobes. The principal suite is a particular highlight, boasting a generous walk-in dressing area and a beautifully designed en-suite bathroom with a separate walk-in double shower. Externally, the landscaped rear garden offers a private and tranquil setting. Raised sleeper beds with olive trees, a composite entertaining deck, and a large pergola with integrated courtesy screens together creates the perfect backdrop for summer gatherings or quiet evening relaxation. The front of the property provides a private driveway with an EV charging point, leading to the integral garage. The property also benefits from solar panels which contributes towards its A Rated efficiency.

Positioned on the edge of the picturesque market town of Knutsford, this remarkable home enjoys a peaceful, almost semi-rural feel while remaining within easy reach of excellent transport links, including the motorway network and Manchester Airport. The area also offers access to highly regarded schools and stunning countryside walks, making this home ideal for families and professionals alike.





DIRECTIONS

SAT NAV: WA16 0GY

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

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: F

ENERGY PERFORMANCE RATING

A

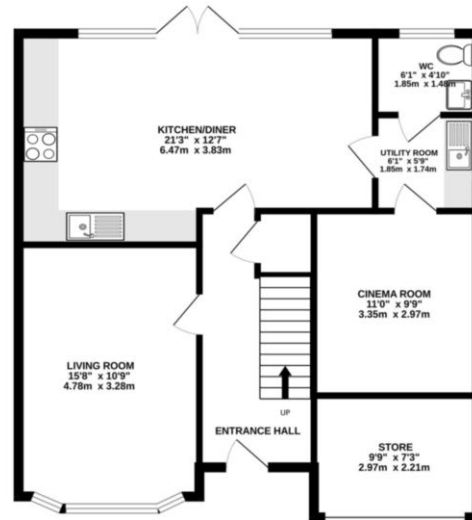
TOTAL FLOOR AREA

1464 SQFT approx

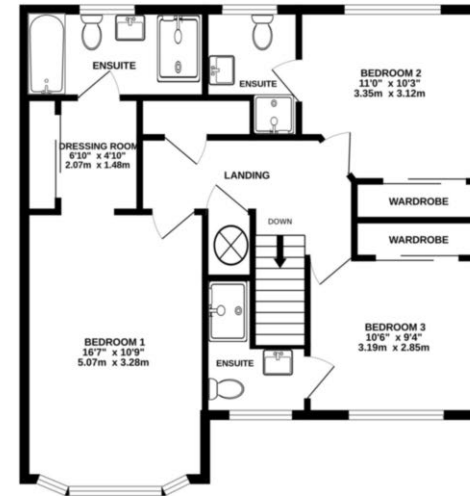
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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