



**GASCOIGNE
HALMAN**

HOLMES CHAPEL ROAD, LACH DENNIS

THE AREAS LEADING ESTATE AGENT



HOLMES CHAPEL ROAD, LACH DENNIS

Overlooking Cheshire countryside in the sought-after village of Lach Dennis, this exceptional four-bedroom, three-bathroom detached residence combines contemporary design with timeless countryside charm. Thoughtfully extended and beautifully finished, it offers generous and versatile living space perfectly suited to the rhythm of modern family life.

Located equidistant between Knutsford and Holmes Chapel, the property enjoys both seclusion and convenience, with Manchester International Airport and the regional motorway network within easy reach for commuters.

The ground floor welcomes you with an entrance porch and hallway that leads into a bright and beautifully proportioned living room, complete with a feature log burner. A cosy snug/cinema room and a versatile family room provide further space for relaxation or play, while the exceptional open-plan kitchen and dining area forms the heart of the home - ideal for both intimate family moments and entertaining. A dedicated home office offers quiet space for remote working, complemented by a stylish shower room, a practical utility area, and a fully equipped gym that can also serve as an occasional fifth bedroom. This section of the home presents the opportunity to create an independent living suite if desired, ideal for guests or multigenerational living.

Upstairs, four spacious bedrooms exude comfort with a fully insulated loft providing handy storage. The principal suite enjoys far-reaching views across the Cheshire countryside and features a bespoke dressing room and luxurious en-suite bathroom, creating a truly private retreat. A well-appointed family bathroom serves the remaining bedrooms, ensuring both convenience and practicality.

The exterior of the home is equally impressive. A stone-flagged driveway provides ample parking, complemented by additional spaces and a useful log store opposite. To the rear, the spectacular infinity-style garden captures uninterrupted views of the surrounding countryside, blurring the line between home and nature. The gardens have been meticulously landscaped to include two generous patio terraces, an outdoor kitchen with power and running water, and a stunning six-foot-deep fully automated bespoke koi carp pond with concealed lighting and a dedicated pump room.

In summary, this attractive detached home perfectly captures the essence of contemporary family living - a harmonious blend of design, connection to the Cheshire landscape, and a welcoming sense of community.



LOCATION

Lach Dennis is a desirable semi-rural village which provides for day to days needs including a local garage, church, pub/restaurant and village Hall, situated almost equidistant between Knutsford, Holmes Chapel and Northwich. Knutsford is just 6 miles distant 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. Excellent education facilities cater for children of all ages nearby both state and private.

DIRECTIONS

SAT NAV: CW9 7SZ

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 West & Chester Council Tax Band: E

ENERGY PERFORMANCE RATING

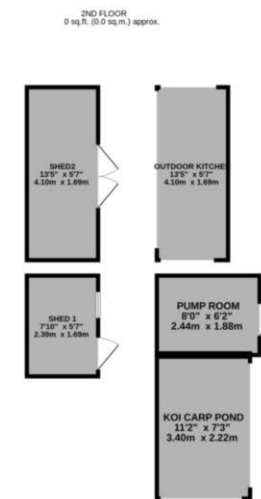
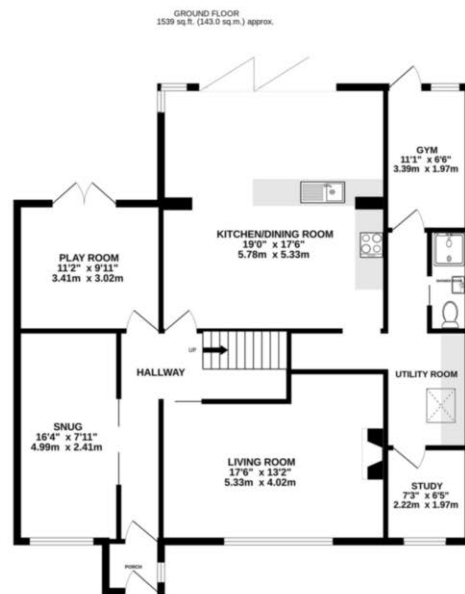
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TOTAL FLOOR AREA

1948 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 1948sq.ft. (181.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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