



**GASCOIGNE
HALMAN**

KINDERTON CLOSE, HIGH LEGH

THE AREAS LEADING ESTATE AGENT



KINDERTON CLOSE, HIGH LEGH

Positioned at the head of a peaceful cul-de-sac, this attractive modern detached family house has been refurbished and extended to an exceptional standard. Designed with contemporary family living in mind, the accommodation combines elegant finishes with versatile open plan living and impressive landscaped gardens.

The welcoming entrance hall, with striking vinyl herringbone flooring, leads to a stylish formal sitting room and through to the stunning open-plan living dining kitchen. Fitted with Shaker-style cabinetry, quartz work surfaces, and a matching centre island with breakfast bar, the kitchen is complemented by integrated appliances and Crittal-style doors opening to the rear terrace. The dining and living areas enjoy views of the gardens, with a cylindrical wood-burning stove creating a perfect focal point. A practical utility room with underfloor heating and a well-appointed cloakroom/W.C complete the ground floor.

Upstairs, the impressive principal suite enjoys leafy rear views, fitted wardrobes, and a luxurious en-suite shower room. Three further immaculate double bedrooms are served by a contemporary family bathroom.

The property is approached via a wide block-paved driveway providing parking for multiple vehicles, leading to an integral double garage with remote-operated door. To the rear, the well-designed landscaped gardens feature a full-width paved terrace - ideal for outdoor entertaining - and steps down to a private lawn surrounded by mature trees and shrubs. Located just over three miles from Lymm village, the property is also within catchment for High Legh Primary School and Lymm High School. Excellent motorway connections (M6/M56) and Manchester Airport are close by, with Knutsford, Hale and Altrincham both around 15 minutes away. This bespoke well designed and extended family sized home offers the perfect balance of style, space, and setting in a highly sought-after location.



DIRECTIONS

SAT NAV : WA16 6LZ

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 main services are connected but have not been tested, you are advised to make your own enquiries/or inspections.

LOCAL AUTHORITY

Cheshire East BC Tax band F

ENERGY PERFORMANCE CERTIFICATE

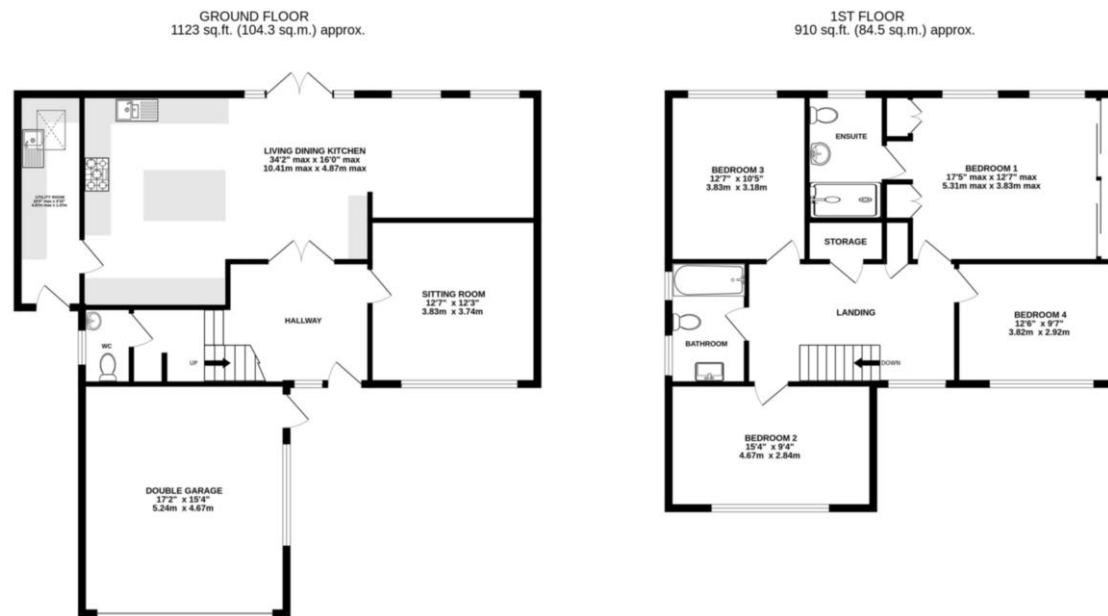
Rating D

TOTAL FLOOR AREA

2033 SQ FT

VIEWINGS

Strictly by appointment through the agent.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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