



**GASCOIGNE  
HALMAN**

CHESHIRE ROW, STOCKS LANE, OVER PEOVER

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THE AREAS LEADING ESTATE AGENT





## CHESHIRE ROW, STOCKS LANE, OVER PEOVER

Nestled in one of Cheshire's most desirable villages, this immaculately presented three-bedroom period cottage seamlessly blends timeless character with refined contemporary living. Every detail has been thoughtfully curated, resulting in a home that exudes both warmth and sophistication.

At the heart of the property lies an impressive open-plan living, dining kitchen with statement island, stone worktops, and a bay window overlooking the landscaped gardens - the perfect space for both everyday living and effortless entertaining. Double doors open to a formal living room with exposed beams and traditional fireplace.

The home flows effortlessly to the first-floor split level landing, all bathed in natural light via letter box windows. Striking internal doors complement all three bedrooms, two of which are double rooms and the third is larger than average. All bedrooms are further enhanced by priceless views over Cheshire countryside. A well-appointed 3-piece bathroom completes the accommodation.

Externally, the split-level rear garden with entertaining terrace provides a calming retreat with raised lawn. A charming seating area at the head of the garden captures the best of the open countryside, offering an idyllic backdrop for outdoor entertaining.

Perfectly positioned in the heart of Over Peover, residents enjoy the peace of rural village life while being just a short drive from the cosmopolitan hubs of Knutsford, Alderley Edge, and Wilmslow. With easy access to major transport links, this is a rare opportunity to experience luxury countryside living with the convenience of modern connectivity.







## DIRECTIONS

SAT NAV: WA16 8TU

## 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 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: E

## ENERGY PERFORMANCE RATING

D

## TOTAL FLOOR AREA

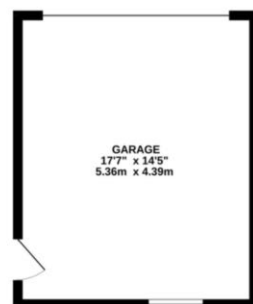
1212 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.



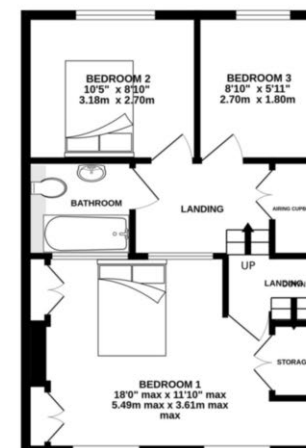
BASEMENT  
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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