



**GASCOIGNE
HALMAN**

WHITLEY REED BARN, OCCUPATION LANE,
ANTROBUS

THE AREAS LEADING ESTATE AGENT



WHITLEY REED BARN, OCCUPATION LANE, ANTROBUS

Whitley Reed Barn is an attractive, spacious and well-proportioned family home. It blends elegant design with the latest eco-friendly features to offer countryside living that matches modern lifestyle needs. This lovely three/four bedroom house features a magnificent orangery-style extension which makes the most of the stunning garden and glorious rural views. It is set on the outskirts of a popular village that has a school, village hall, community shop and tea-room.

The welcoming entrance through an eye catching door leads directly into a hallway and dining area, which sets the tone for the property's warmth and character. The formal living room enjoys a dual aspect and centres around a striking fireplace with log-burning stove, creating an inviting space for both relaxation and entertaining. The rear French doors open onto the patio and garden creating an indoor outdoor flow.

A thoughtfully designed extension transforms the rear of the home into a stunning open-plan living-dining-kitchen with traditional log burners provide a charming complement - perfect for cosy autumn and winter evenings. From this ideal day to day living space, sweeping views of the 'infinity-style' rear garden draw the outdoors in, offering an idyllic setting for family gatherings and quiet reflection alike. There is a separate utility room with storage and space for a washing machine and freezer.

Adjoining the living room lies a versatile reception room, equally suited as a home office, snug, or fourth double bedroom, ensuring the home adapts effortlessly to the needs of modern living.

The principal bedroom benefits from fitted wardrobes with integrated vanity unit and an en-suite shower room, while two further double bedrooms are served by a family bathroom and a separate cloakroom/W.C.

Day-to-day running costs are minimised due to the property's eco-friendly heating and energy conservation features which include an air-source heat pump, underfloor heating, upgraded radiators and pipework and south-facing solar panels. The property also has an EV charging point.

Whitley Reed Barn is on the outskirts of Antrobus village, well known for its' community spirit. The thriving village hall is host to a packed diary of activities and there is also a well-regarded pre-school, community shop, tea room and local pub. The property enjoys outstanding transport links, with the M6 and M56 easily accessible and direct rail connections from Warrington Bank Quay or Runcorn to London Euston. The area offers excellent educational facilities, including well-regarded junior schools in Antrobus, Appleton Thorn, and Stretton. As well as senior schools in Appleton, Lymm and Weaverham. Independent options such as The Grange School, Hartford, and Cransley School are also within easy reach.

Surrounded by open countryside, Whitley Reed Barn lies at the edge of many popular walking and horse-riding routes, offering a rare opportunity to enjoy rural tranquillity without sacrificing modern convenience.





DIRECTIONS

SAT NAV: CW9 6JS

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)

Main Water & Electric are connected. Air Source Heat Pump & Private Drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: G

ENERGY PERFORMANCE RATING

TBC

TOTAL FLOOR AREA

2122 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

The floor plan shows a rectangular house with a central hallway. At the top left is the Living Dining Kitchen, which includes a sink, stove, and refrigerator. To its right is the Living Room with a fireplace on the left wall. The central hallway provides access to three bedrooms, a bathroom, and a central hall. The bedrooms are located at the bottom of the plan, and the bathroom is adjacent to the central hall. The central hall also features a coat closet and a linen closet. The overall layout is efficient and functional.

LIVING DINING KITCHEN
 27'0" max x 21'4" max
 8.46m max x 6.51m max

LIVING ROOM
 25'7" max x 18'10" max
 7.80m max x 5.13m max

BEDROOM 1
 12'7" x 10'7" max
 3.84m x 3.23m max

BEDROOM 2
 12'7" x 10'7" max
 3.84m x 3.23m max

BEDROOM 3
 10'11" x 11'7" max
 3.18m x 3.58m max

BATHROOM
 5'0" x 7'0" max
 1.52m x 2.13m max

HALLWAY
 10'0" x 4'0" max
 3.05m x 1.22m max

CLOSET
 4'0" x 6'0" max
 1.22m x 1.83m max

COAT CLOSET
 4'0" x 6'0" max
 1.22m x 1.83m max

LINEN CLOSET
 4'0" x 6'0" max
 1.22m x 1.83m max

STAIRS
 4'0" x 6'0" max
 1.22m x 1.83m max

ENTRY
 4'0" x 6'0" max
 1.22m x 1.83m max

REAR PORCH
 4'0" x 6'0" max
 1.22m x 1.83m max

FRONT PORCH
 4'0" x 6'0" max
 1.22m x 1.83m max

SCREENED PORCH
 4'0" x 6'0" max
 1.22m x 1.83m max

PAVING
 4'0" x 6'0" max
 1.22m x 1.83m max

CONCRETE
 4'0" x 6'0" max
 1.22m x 1.83m max

CEMENT
 4'0" x 6'0" max
 1.22m x 1.83m max

BRICK
 4'0" x 6'0" max
 1.22m x 1.83m max

STONE
 4'0" x 6'0" max
 1.22m x 1.83m max

WOOD
 4'0" x 6'0" max
 1.22m x 1.83m max

GLASS
 4'0" x 6'0" max
 1.22m x 1.83m max

METAL
 4'0" x 6'0" max
 1.22m x 1.83m max

PLASTER
 4'0" x 6'0" max
 1.22m x 1.83m max

CEILING
 4'0" x 6'0" max
 1.22m x 1.83m max

FLOOR
 4'0" x 6'0" max
 1.22m x 1.83m max

WALL
 4'0" x 6'0" max
 1.22m x 1.83m max

DOOR
 4'0" x 6'0" max
 1.22m x 1.83m max

WINDOW
 4'0" x 6'0" max
 1.22m x 1.83m max

SCREEN
 4'0" x 6'0" max
 1.22m x 1.83m max

BLIND
 4'0" x 6'0" max
 1.22m x 1.83m max

CURTAIN
 4'0" x 6'0" max
 1.22m x 1.83m max

SHUTTER
 4'0" x 6'0" max
 1.22m x 1.83m max

SLAT
 4'0" x 6'0" max
 1.22m x 1.83m max

RAIL
 4'0" x 6'0" max
 1.22m x 1.83m max

POST
 4'0" x 6'0" max
 1.22m x 1.83m max

BASE
 4'0" x 6'0" max
 1.22m x 1.83m max

TOP
 4'0" x 6'0" max
 1.22m x 1.83m max

BOTTOM
 4'0" x 6'0" max
 1.22m x 1.83m max

LEFT
 4'0" x 6'0" max
 1.22m x 1.83m max

RIGHT
 4'0" x 6'0" max
 1.22m x 1.83m max

UP
 4'0" x 6'0" max
 1.22m x 1.83m max

DOWN
 4'0" x 6'0" max
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IN
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UPON
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 1.22m x 1.83m max

UNDER
 4'0" x 6'0" max
 1.22m x 1.83m max

BEFORE
 4'0" x 6'0" max
 1.22m x

23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK