



**GASCOIGNE
HALMAN**

ROCKFORD LODGE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



ROCKFORD LODGE, KNUTSFORD

Nestled in a highly sought-after cul-de-sac near two popular schools and within easy walking distance of the vibrant town centre and train station, this attractive four bedroom, three bathroom detached home occupies a generous corner plot with mature, beautifully maintained gardens and a large private driveway.

The welcoming entrance hall leads to a convenient downstairs shower room. At the heart of the home is a spacious dual-aspect living and dining room, featuring a charming bay window and an eye-catching open staircase that ascends to a galleried landing. A striking vaulted ceiling amplifies the sense of light and space. This room flows seamlessly into a well-appointed kitchen overlooking the rear garden, which in turn opens into a thoughtfully designed garden room. Bathed in natural light and fitted with twin patio doors, it provides the perfect vantage point from which to enjoy the generous gardens. A versatile home office or playroom completes the ground floor.

The first floor, accessed via the galleried landing, has been carefully planned to cater for a variety of modern living needs, with all bedrooms positioned to the rear for added privacy. The generous principal suite features fitted wardrobes, eaves storage, and a private en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Blending functional living spaces with distinctive architectural features, this home represents a rare opportunity to acquire an individual detached residence in an enviable location.

Externally, the property continues to impress. The large driveway leads to an integral double garage with remote-operated doors and convenient pedestrian access into the main house. The expansive, mature rear garden offers a serene and private retreat, complete with a patio area ideal for outdoor dining, family gatherings, and children's play. The sizeable plot also offers excellent scope for extension, subject to the necessary planning permissions.



DIRECTIONS

SAT NAV: WA16 8AH

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: G

TOTAL FLOOR AREA

2073 SQFT approx

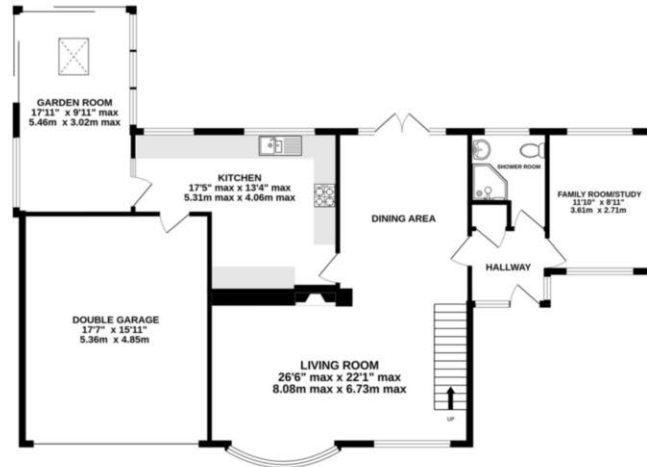
ENERGY PERFORMANCE RATING

D

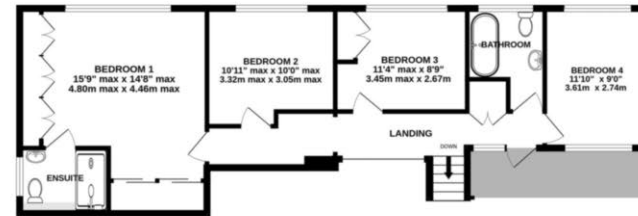
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**