



**GASCOIGNE
HALMAN**

LEGH ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



LEGH ROAD, KNUTSFORD

Nestled within the highly regarded Legh Road Conservation Area, on one of Knutsford's most prestigious residential addresses, 'Holly Tree House' is an attractive Cheshire brick detached residence occupying a discreet and exclusive cul-de-sac off sought-after Legh Road.

The property stands within a generous, wide-fronted plot, beautifully framed by mature trees and established planting, affording a high degree of privacy and natural screening. To the rear, the garden enjoys a particularly appealing outlook, backing onto the Cross Town Bowling Green, creating a tranquil and green backdrop. A substantial driveway provides ample off-road parking and leads to a large integral double garage, offering excellent potential to reconfigure or extend the accommodation, subject to the necessary planning consents.

The private rear garden, thoughtfully stocked and predominantly laid to lawn, features a superb entertaining patio and further highlights the exceptional scope to extend and enhance the property to create a truly bespoke family home.

The accommodation is both spacious and versatile. A welcoming entrance hallway with cloakroom and W.C leads through to a flexible sitting room or home office, alongside an impressive bay-fronted living room with double doors opening into a substantial conservatory, perfectly positioned to enjoy views across the garden. Further double doors connect to a formal dining room, also benefiting from a rear bay window. The well-appointed dining kitchen flows seamlessly into a utility room, providing direct access to both the garden and the integral double garage.

To the first floor, a bright and spacious landing with storage cupboard leads to four generously proportioned bedrooms. The principal bedroom features fitted wardrobes and a recently updated en-suite bathroom. The remaining bedrooms are served by a stylish and well-appointed family bathroom, complete with a walk-in shower.

An exceptional opportunity to acquire a substantial detached family home in one of Knutsford's most desirable locations, offering excellent proportions, outstanding potential, and a prime conservation area setting. Offered for sale with no onward chain.





AGENT NOTE:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

DIRECTIONS

SAT NAV: WA16 8LS

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

We believe the property is FREEHOLD tenure, this will be confirmed as part of the legal process.

SERVICES (NOT TESTED)

All mains 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

ENERGY PERFORMANCE RATING

D

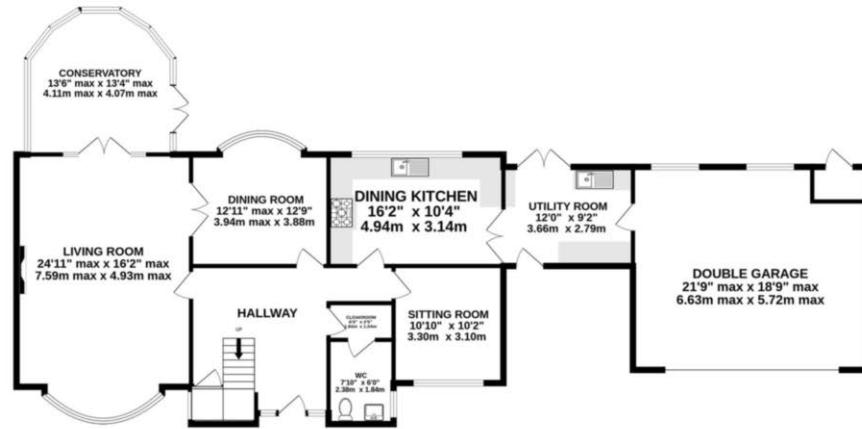
TOTAL FLOOR AREA

2772 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1738 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 2772 sq.ft. (257.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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