



**GASCOIGNE  
HALMAN**

NEWTON HALL LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

Smallwood, is an exquisite, beautifully-appointed double fronted detached cottage that offers a perfect combination of contemporary appointments mixed with original features!

This delightful home also benefits from a lovely courtyard garden, ideal for entertaining, and a garage provides further scope to increase the ground floor layout or simply off-road park a vehicle.

Versatile and immaculately presented accommodation briefly comprises; an entrance porch, a wonderful living room with exposed beams, a log-burner and generous sized dining area, versatile study or third bedroom, and a stunning fitted dining kitchen with French doors opening to the courtyard garden completes the ground floor. There are two immaculate double bedrooms and a bathroom with 3-piece suite and additional walk in shower.

No expense has been spared creating this fabulous home, with the current owners recently upgrading the double glazing throughout along with the external doors to a very high standard, further enhancing the kerb appeal of this property.

Newton Hall Lane is a highly sought-after semi-rural location, situated on the edge of Mobberley Village conservation area, within close proximity of Knutsford, Wilmslow and Alderley Edge as well as enjoying easy access to bridal paths across the Cheshire countryside.

#### DIRECTIONS

SAT NAV: WA16 7LA

### KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

#### LOCATION

Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

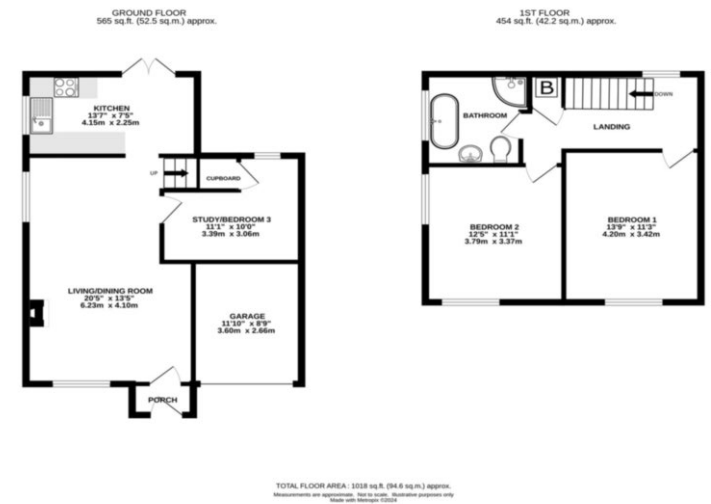
All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: D

#### ENERGY PERFORMANCE RATING

E



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