



**GASCOIGNE
HALMAN**

OAKLEIGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



OAKLEIGH, KNUTSFORD

An impressive four double bedroom, two bathroom detached home, beautifully tucked away within a desirable cul-de-sac in a highly sought-after location just off Legh Road. This already appealing home is further enhanced by the rare advantage of approved planning permission for a substantial extension (Planning REF 22/3022M), offering the buyer a ready-to-go project to create a large bespoke contemporary residence.

Planning consent of this detail is costly and time-consuming to obtain, making this a unique opportunity for those looking to develop without delay. The home is situated in Oakleigh, a well-regarded cul-de-sac bordering the prestigious Legh Road conservation area - widely recognised as the town's premier residential address. Many neighbouring properties have been completely redeveloped or significantly extended, steadily transforming the road into an enclave of outstanding modern homes.

Currently offering just over 2,000 square feet of well-appointed accommodation, the house has recently been thoughtfully updated. These updates include a luxurious family bathroom, a stylish downstairs shower room, a log-burner in the spacious living room, fresh neutral décor and carpets, and the addition of a detached garden room with a built-in bar - perfect for entertaining or relaxing.

Inside, a welcoming central hallway leads into a bright and generously proportioned dual-aspect living room, a separate dining area, and a fitted kitchen complete with utility space. Upstairs, the home features four double bedrooms, all with fitted wardrobes, and a contemporary family bathroom with a walk-in shower.

The exterior complements the home beautifully, with a large private driveway leading to an integral double garage. The well-maintained rear garden is both private and generous, and the detached garden room bar adds to an already impressive offering.

This property represents an exciting opportunity to secure a substantial home in an elite location, with the added benefit of planning approval to transform it into something truly special.





Impressive 4 Double Bedroom

2 Bathroom Detached Home

Approved Planning Permission (REF
22/3022M)

Located in a Desirable Cul-De-Cac off
Prestigious Legh Road

Ready-to-go Development Opportunity

Just Over 2,000 sq ft approx. of
Accommodation

Luxuriously Appointed Family
Bathroom

Stylish Downstairs Shower Room

Living Room with Log-Burner
& Separate Dining Area

Detached Garden Room Bar - Ideal for
Entertaining

Large Private Driveway & Integral
Double Garage

Private Rear Garden & Patio



OAKLEIGH, KNUTSFORD

DIRECTIONS

SAT NAV - WA16 8QW

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, Boots, 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

ENERGY PERFORMANCE RATING

D

TOTAL FLOOR AREA

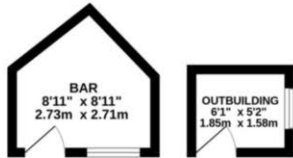
2331 SQFT approx

VIEWINGS

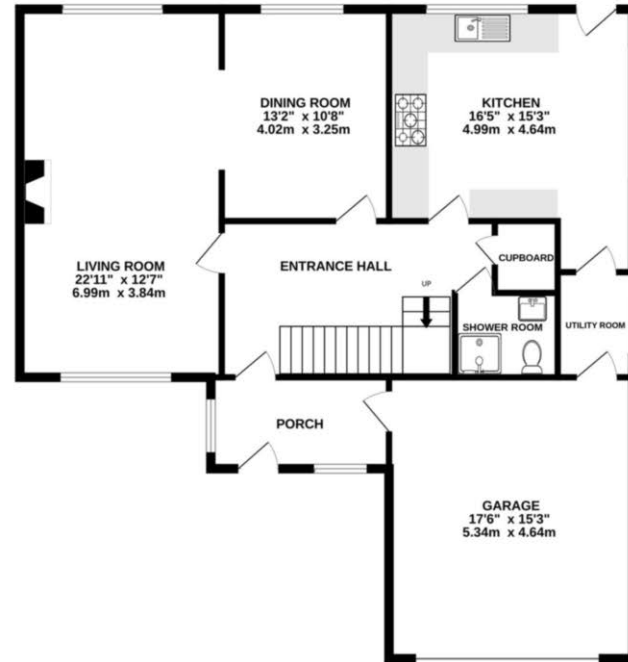
Viewing strictly by appointment through the Agents.



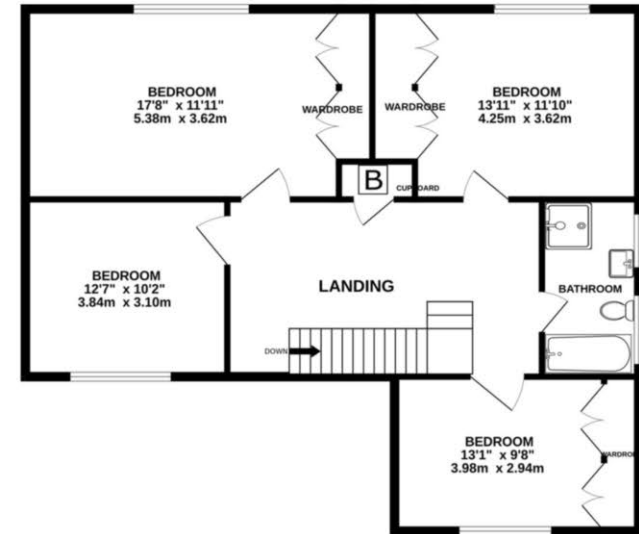
OUTBUILDINGS
93 sq.ft. (8.7 sq.m.) approx.



GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2331sq.ft. (216.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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