



**GASCOIGNE
HALMAN**

GREENACRES, FANNERS LANE, HIGH LEGH

THE AREAS LEADING ESTATE AGENT



GREENACRES, FANNERS LANE, HIGH LEGH

£1,150,000

A superb new build property of exceptional quality, over 2500 sq ft of family accommodation set in beautiful semi-rural surroundings and beautiful gated grounds of about 0.85 acres.

Bespoke, architecturally designed, contemporary new build detached house

Stunning gated plot of about 0.85 acres

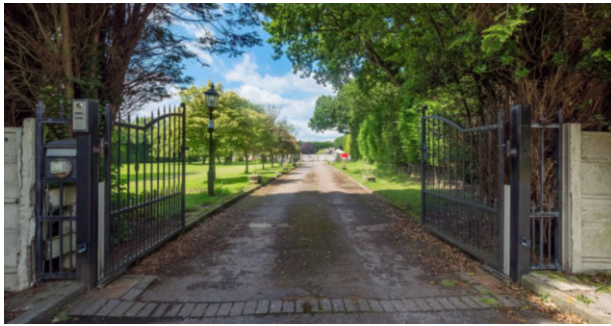
Beautifully appointed spacious accommodation of about 2525 sq ft

Wonderful and private countryside setting

Long gated entrance driveway, partly walled

Excellent and sizable detached double garage and annexe





This superb new build property is nearing completion is tucked away within fabulous grounds and gardens of about 0.85 acres. Approached via a long tree lined driveway with electric gates also providing access to the neighbouring house this exciting opportunity will be of great interest to the most discerning purchaser. Viewing is essential to appreciate this rare opportunity and its delightful surroundings and views.

Adjacent to the property will be (presently under construction) a super detached double garage with annexe ideal as a home office or for those with dependent relatives or teenagers wanting more independence.

The main house itself is a bespoke, architecturally, designed, contemporary home with beautifully finished accommodation extending to over 2500 sq ft and arranged over two floors. The impressive double fronted elevations are fused by and imposing double height, glazed entrance which features a magnificent sweeping staircase to a galleried landing and vaulted ceilings. There is an open plan living dining kitchen, extensively modern cabinets and integrated appliances with a matching, rather large island and bi-fold doors opening onto the rear terrace and grounds. There are three further reception rooms and a cloakroom/WC. The first floor provides four generous double bedrooms and two quality bathrooms, one en-suite to the principal bedroom and dressing area.

DIRECTIONS

From the A50 turn into Heath Lane. Half way down turn right into Fanners Lane, continue to the end and veer to the right and pull up at the electric gates. SAT NAV WA16 0RZ

LOCATION

The rural community of High Legh has a number of farm shops, a small primary school, church and a couple of pubs. It is also home to High Legh Garden Centre and High Legh Golf Club, and near to the renowned Mere Golf Resort and Spa. The development is about 3 miles from the picturesque Lymm Village and about 5 miles from the market town of Knutsford, home to major supermarket brands, the beautiful Tatton Park estate and a mainline train station. Manchester city centre is about half an hour and Liverpool about an hour by car, and drivers can be at the M6 / M56 interchange in less than 10 minutes, and Manchester International Airport in about 15.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band:- tbc

ENERGY PERFORMANCE RATING

EPC RATING:- tbc

SERVICES (NOT TESTED)

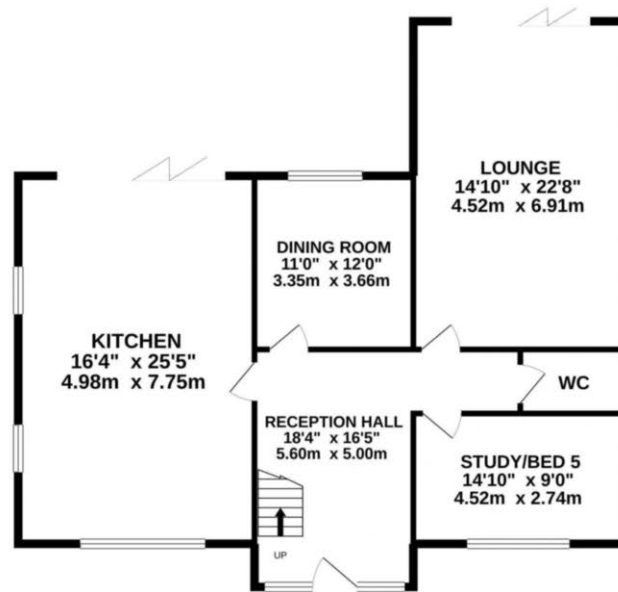
Mains electricity and water are connected. Private drainage. Oil central heating. Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

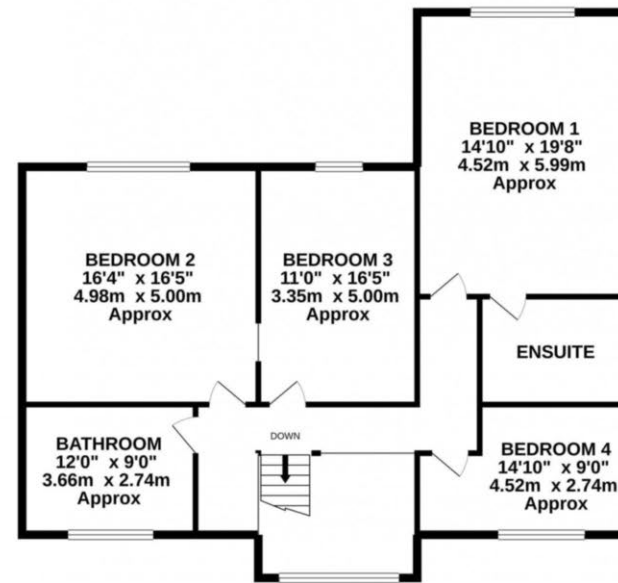
Viewing strictly by appointment through the Agents.



GROUND FLOOR
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
1262 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 2525 sq.ft. (234.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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