



**GASCOIGNE  
HALMAN**

THE DRIVE, LYMM

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THE AREAS LEADING ESTATE AGENT





## THE DRIVE, LYMM

**£625,000**

An incredibly deceptive and much extended family home, in contemporary, open plan design at the head of a small cul-de-sac in generous gardens with a wonderful open aspect over countryside.

Superb edge of village location with wonderful open countryside views

Private and generous, landscaped garden ideal for alfresco entertaining complete with hot tub and bar

Incredibly deceptive family accommodation, about 1600 sq ft

Comprehensively refurbished and extended in contemporary, open plan design

Fabulous reception areas with stylish open kitchen, island and log burner

Three double bedrooms and two bathrooms (one en-suite)



The Drive lies on the very edge of the village, in an area locally known as Broomeedge. The property sits at the head of this small cul-de-sac and occupies one of the largest plots which enjoys superb open views over adjoining countryside as far as the eye can see! There is ample off road parking for several vehicles to the front and at the rear the gardens have been landscaped to wide terracing, artificial grass making life easy and ideal for alfresco entertaining. It is complete with a 6 person hot tub and a timber outbuilding presently used as a bar but could be used as a home office or den.

Over more recent years the the house has been significantly extended and completely refurbished in contemporary open plan design perfect for larger families and entertaining. We draw your particular attention to the reception space with a large living room to the front, with a feature log burning stove, open to the extensive living dining kitchen with booth seating a large island and matching range of modern cabinets with numerous integrated appliances. Also on the ground floor there is a useful home office or occasional bedroom four, family room, a cloakroom/WC and utility room. On the first floor three double bedrooms, the principal with a Juliet balcony overlooking the fields behind, and two bathrooms, one en-suite.

#### **DIRECTIONS**

SAT NAV:- WA13 0SF

#### **LOCATION**

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

#### **TENURE**

Freehold. Subject to a Chief Rent of £10.50 pa

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- C

#### **ENERGY PERFORMANCE RATING**

EPC Rating:- C

#### **VIEWING**

Viewing strictly by appointment through the Agents.

#### **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.



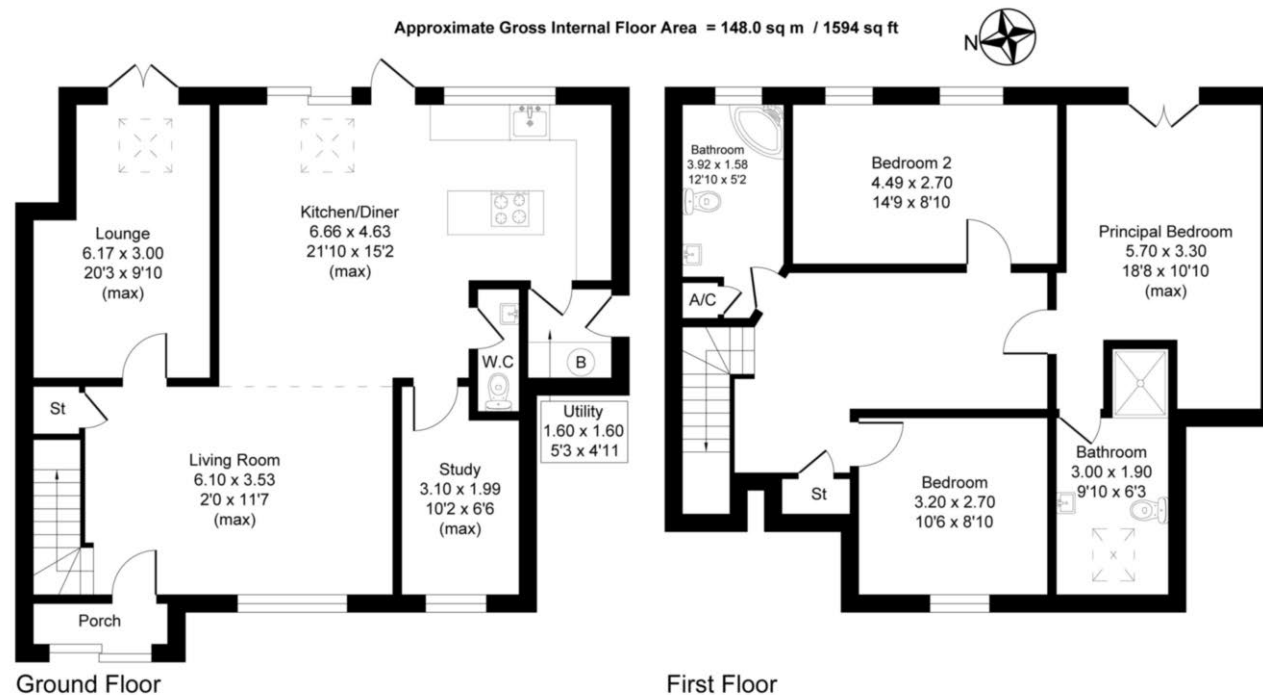


Illustration for identification purposes only, measurements are approximate, not to scale.

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