



**GASCOIGNE
HALMAN**

BEECHFIELD, HOBBS LANE, MOORE

THE AREAS LEADING ESTATE AGENT



BEECHFIELD, HOBB LANE, MOORE

Occupied by the current owners for almost 30 years this immaculately maintained attractive, individually designed property boast the most incredible professionally landscaped mature gardens with lake, orchard, stream and various sunny terraces. Built in Cheshire brick with Georgian style windows the house was sympathetically extended in 2009 to provide fantastic, flexible accommodation of over 4100 sq ft which benefits from plenty of natural light.

In brief the accommodation comprises entrance hallway, two cloakrooms, three reception rooms plus open plan modern living/dining kitchen served by utility room and walk in pantry. To the first floor master suite with en-suite and dressing room, three further bedrooms (one en suite) and family bathroom. An additional staircase leads to an annex which is an excellent room with multiple uses including nanny/granny/gym/office and has a shower room and kitchenette, this room can also be access via the main house.



Externally the driveway leads to a double garage with workshop and plenty of additional parking.

The grounds extend to approx 1.5 acres with the option to purchase an additional 0.6 acre plot.

Viewing is essential to fully appreciate the quality of the accommodation and truly outstanding gardens.

LOCATION

The property occupies an idyllic position in the sought after leafy Moore Village. Stockton Heath is a short drive where the village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SAT NAV: WA4 5QS

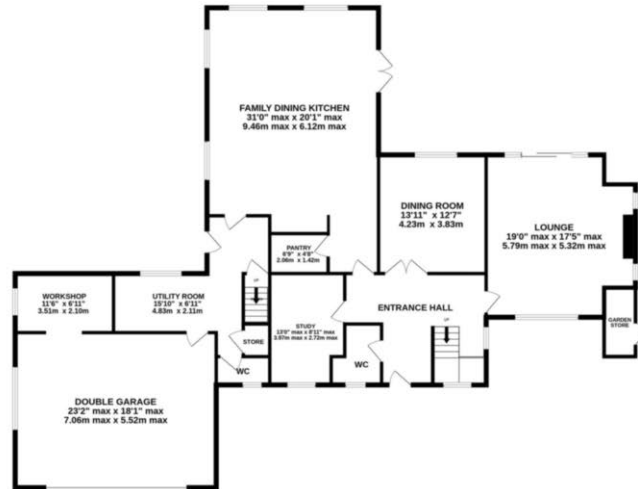
TENURE

Freehold

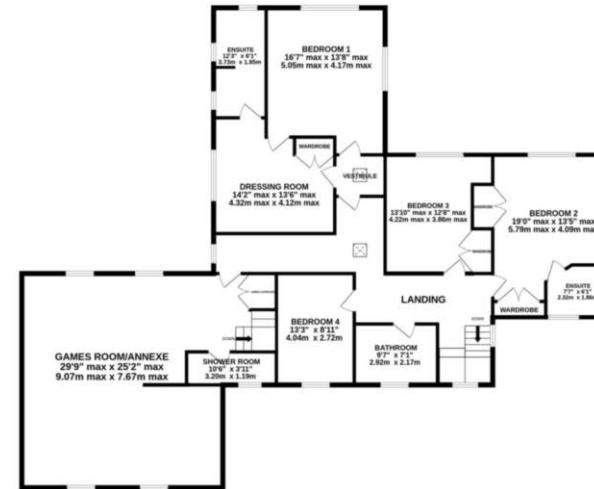
LOCAL AUTHORITY

Halton BC - Tax Band G

GROUND FLOOR
2123 sq.ft. (197.2 sq.m.) approx.



1ST FLOOR
2056 sq.ft. (191.0 sq.m.) approx.



TOTAL FLOOR AREA : 4178 sq.ft. (388.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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