









## 4 Beggarmans Lane

Knutsford, Knutsford

Foxclouds – 2700sqft detached house near Bexton Primary School, with over half an acre of gardens & views over farmland. Planning permission granted (planning app: 23/1568M). Plans available for 4200sqft home. Double garage.

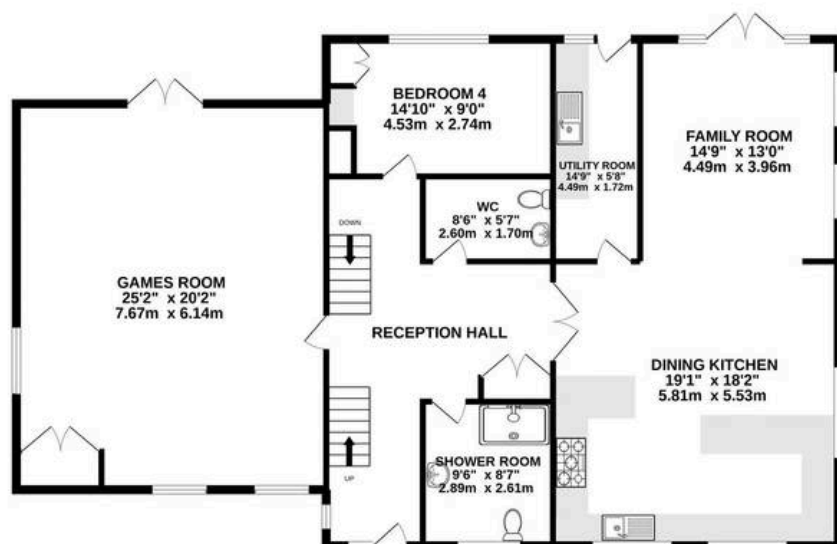
Council Tax band: TBD

Tenure: Freehold

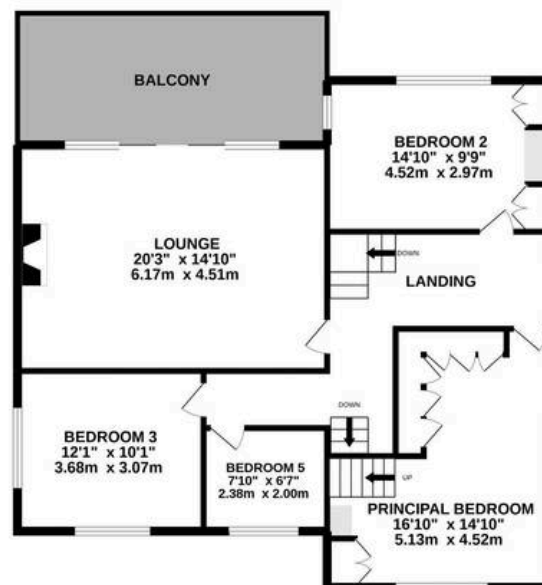
- Individual detached house in excellent position overlooking farmland
- Superb plot extending to just over 0.5 acres
- Exciting planning permission for extensions and remodelling
- Wonderful location on the edge of town and within walking distance of Bexton Primary



GROUND FLOOR  
1628 sq.ft. (151.2 sq.m.) approx.



1ST FLOOR  
1003 sq.ft. (93.1 sq.m.) approx.



2ND FLOOR  
95 sq.ft. (8.8 sq.m.) approx.



TOTAL FLOOR AREA : 2726 sq.ft. (253.2 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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