









Orchard House, New Platt Lane

Cranage

An impressive, large modern country house in a wonderful semi-rural location within immaculate, gated grounds of over three quarters of an acre, designed as a bespoke commission for the current owner and boasting excellent family accommodation including the flexibility of a detached guest cottage/annexe, in all over 4,500 sq ft.

Council Tax band: H

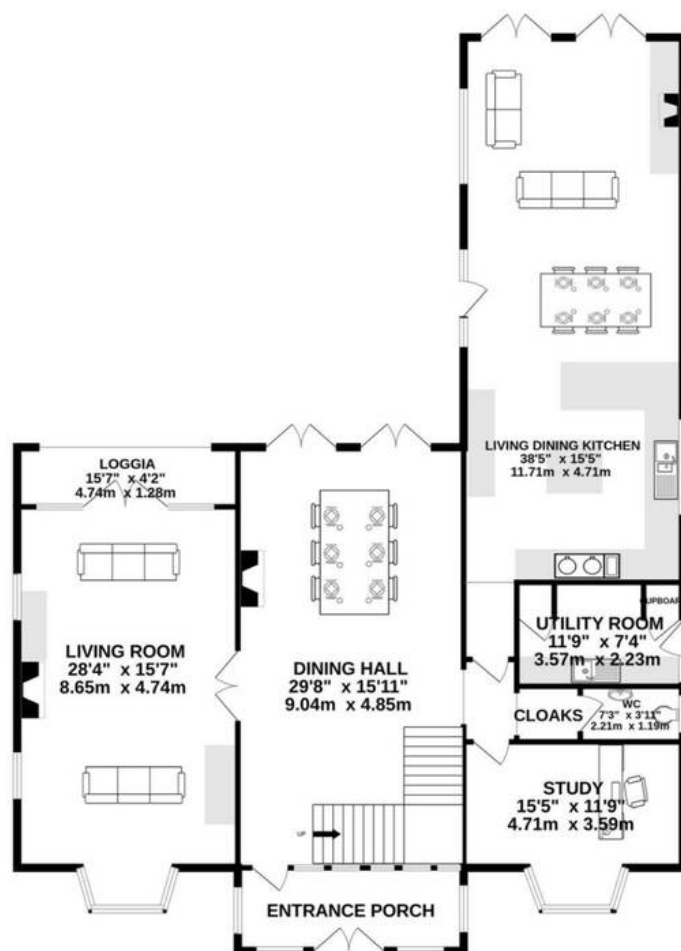
Tenure: Freehold

EPC Energy Efficiency Rating: C

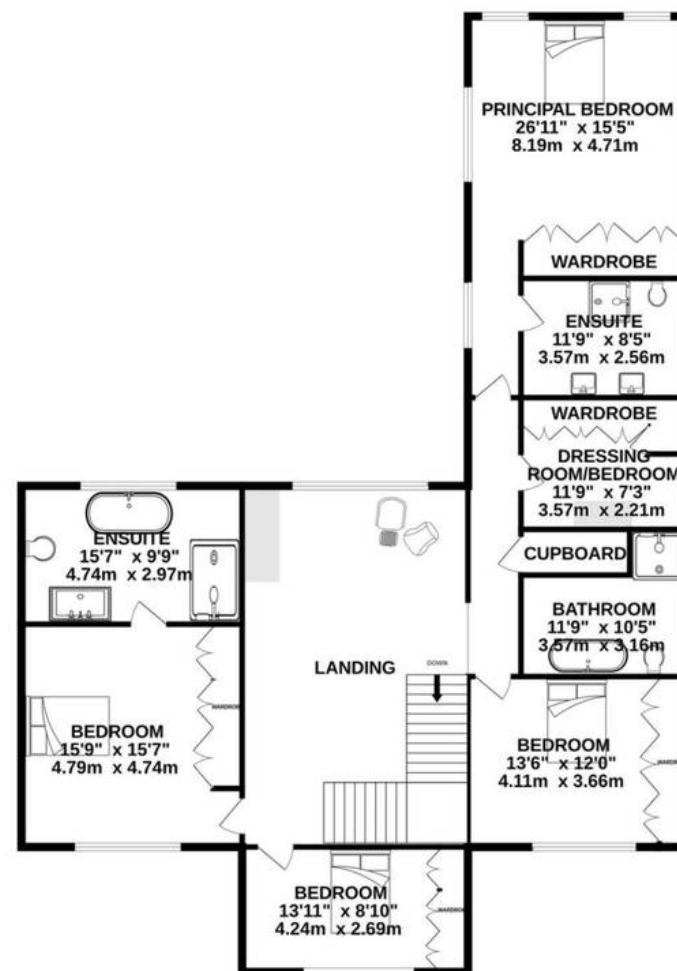
- A large and impressive contemporary house with guest house/annex, within exceptional gated grounds of 0.8 acres
- Main house, nearly 4000 square feet with four bedrooms, three bathrooms and four reception rooms
- Separate two storey 900 square foot guest house/annex with private terrace
- Lovely semi rural location adjoining Boundary lake to the rear



GROUND FLOOR
1950 sq.ft. (181.1 sq.m.) approx.



1ST FLOOR
1846 sq.ft. (171.5 sq.m.) approx.



TOTAL FLOOR AREA : 3796 sq.ft. (352.7 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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