



WOODVIEW
M O B B E R L E Y



Less than ten minutes from Knutsford, and within the sought after village of Mobberley, welcome to Woodview, the light-filled home you've been searching for. Overlooking open farmland and filled with modern comforts and space, Woodview offers all the delights of a rural retreat without being remote.

With easy access to Hale, Alderley Edge, Wilmslow and Knutsford and within a thriving, friendly community surrounded by the beautiful Cheshire countryside, this is a home that offers the best of both worlds.

"It's right in the countryside, and yet the village shop is five minutes away and you can be in Knutsford in under ten minutes."

Welcome Home

With beautiful, far-stretching views towards Tatton Park, and a pretty front garden featuring a mature weeping willow, the introduction to Woodview is both charming and captivating.

Make your way along the peaceful lane beside the open countryside, and through the gate onto the driveway that offers parking for up to four cars. An integrated double garage provides extra parking should you need it, as well as offering ample storage space.

Bright and welcoming, with a glazed surround, the entrance to the home leads into a wide porch where there is plenty of room to slip out of shoes and ease out of jackets. On your right, you'll find the convenient utility room, an ideal area for completing household and laundry tasks. Home to the washing machine, dryer, freezer, as well as a sink, and featuring plenty of storage space, it's a functional room designed to keep everything organised and efficient.





The Heart of the Home

Continue into the open-plan kitchen-diner, where white floor tiles extend underfoot. Flooded with natural light from the picture windows that look out onto the garden, the room is both functional and sociable, with a bright and welcoming feel.

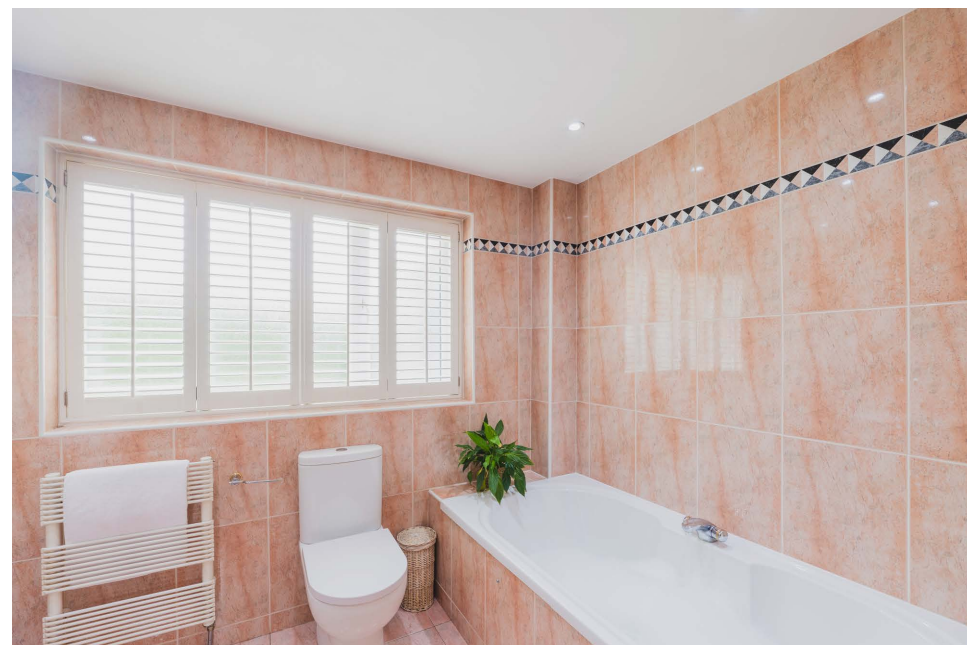
Take a seat at the large central island, complete with sink and storage, whilst meals are made and sip from a glass of fizz as you discuss the menu with the chef. Timeless and elegant, the white wooden cabinetry complimented by black quartz worktops provides ample storage and space to cook up a feast for family and friends.

A Miele fitted oven and steam oven, Miele induction hob with extractor fan, freestanding American style Neff fridge freezer, dishwasher and Miele microwave ensure you have everything you need to create culinary delights.

Flow seamlessly through to the dining area, where a log burner sits beside the large picture windows showcasing the views of the garden. On cooler days, light it up to bask in the warmth as you look out onto the lawn, and as the days get warmer, open the French doors to invite in birdsong and fresh air.

With easy access into the garden, dining alfresco is effortless. Take meals and drinks out onto the patio area to soak up the sunshine, or dine at the large table, admiring the views as you listen to the crackle of the fire.





Relax & Unwind

Retrace your steps back through the kitchen, following the room around to the right and take a left into the large lounge. With oak flooring and neutral decor, it's an inviting and welcoming space. Two bay fronted windows fill the area in light, and an electric fire in an impressive surround makes for a handsome focal point. Snuggle up on the sofa and relax in the warmth and cosiness or invite friends over to host social get-togethers.

Cross the hallway to discover the bathroom, with contemporary tiled walls and floor. Featuring a WC, wash basin, heated towel rail, walk-in shower and bath.





A home office is next door, fitted with bespoke desk and storage, with a large window looking out onto the garden. Continue to find a second lounge, with the same beautiful oak flooring and décor in a soft, calming palette. Large French doors with glass surround lead out to the garden, inviting you to enjoy the outside space and filling the room in light.

“The lounge with the French doors onto the garden is one of my favourite rooms, it’s so peaceful and lovely to relax in.”

Access to the garage can be found at the end of the hallway, a versatile space which is fitted with power and perfect for housing vehicles or sporting equipment. The electric up and over door provides easy entry and exit, opening directly onto the driveway.



Sweet Slumber

Take the stairs to the upper floor and continue straight ahead into a bright double bedroom. Fitted, bespoke storage provides an abundance of space for all personal items and with beautiful views of the open countryside, it's a calm and relaxing space.

Cleverly designed to seamlessly blend with the wardrobe doors, the access to the large en-suite is both discreet and stylish, maintaining the room's aesthetic whilst offering privacy. Comprising a WC, wash basin, walk-in shower and large jacuzzi bath, it's a spa-like retreat.





Take a right to find another double bedroom in soft colours, featuring the same scenic views from the large window as well as its own en-suite, featuring a WC and wash basin.

Return to the hallway, illuminated by two large skylights, and pass the storage cupboard on your left. Additional storage is also offered in the eaves of the home, accessed from the hallway. Continue to find another double bedroom with calming décor, and plenty of light, offering a peaceful retreat.





Outside Spaces

With views of open countryside, make your way through the gate where a manicured lawn welcomes you. A driveway leading to the integrated double garage provides plenty of room for parking, and a seating area at the front of the home offers the opportunity to sit awhile and soak up the views. Take out a drink of your choice to enjoy the sunsets over the open field, which are spectacular.

Make your way through the decorative iron gate to the side of the home and around to the back garden. A patio area makes for easy access to the greenhouse and offers plenty of space for seating. With French doors from the lounge and dining area, the transition to the outside spaces is effortless, allowing you to enjoy the seamless flow of indoor-outdoor living, perfect for entertaining guests, dining alfresco, or simply relaxing in the fresh air.

Encased in fencing and mature foliage, the lawn is a great area to stretch out and enjoy the sunshine. A shed keeps all gardening equipment safe and secure, and with plenty of room, the outside areas to Woodview are adaptable spaces perfect to accommodate sociable gatherings or enjoy moments of peaceful solitude.

Beyond the Door

Set in the wonderful village of Mobberley, with a thriving community and plenty of amenities nearby, Woodview could not be better placed. With the Cheshire countryside on your doorstep, it's an outdoor enthusiast's dream. Take one of the many hikes that surround you or stroll into the village to pick up essentials at the Co-op or a treat from the bakery. With a doctor's surgery, pharmacy, and vets, as well as the Mobberley Victory Hall, all just a short walk away, everything you need is close at hand.

Home to four traditional pubs, all of which have outstanding reviews, take your pick at where to enjoy a refreshing drink or delicious meal. A short walk to visit The Bull's Head, a quintessential English village pub that holds a variety of events throughout the year, including live music, or enjoy a classic bistro dish at its neighbour the Roebuck Inn.

Hop into the car and make the short drive to the market town of Knutsford, to wander along the streets and discover the history and the many independent and high street boutiques. Visit the outdoor terrace in the Lost and Found restaurant to soak up the surroundings whilst enjoying a drink or two and a bite to eat.

Commuting couldn't be easier with close access to both the M6 and M56, Mobberley train station, on the Chester to Manchester Piccadilly line, just a twenty-minute walk away. Pick up a train to London from Wilmslow station taking about 2 ¼ hours.

Families are well served with a local primary school and a selection of high schools, including Knutsford Academy, all close by. Additionally, there are also a selection of fee paying preparatory and senior schools in the area.

Ask the Owners

Where do you go when you need...



Groceries?

Co-op in Mobberley



A walk?

There is a lovely 1 hour circular walk from the property



A bite to eat?

The Lambing Shed in Knutsford



A local pub?

The Church Inn, The Roebuck Inn or The Bulls Head in Mobberley



A day out with the family?

Tatton Park



School?

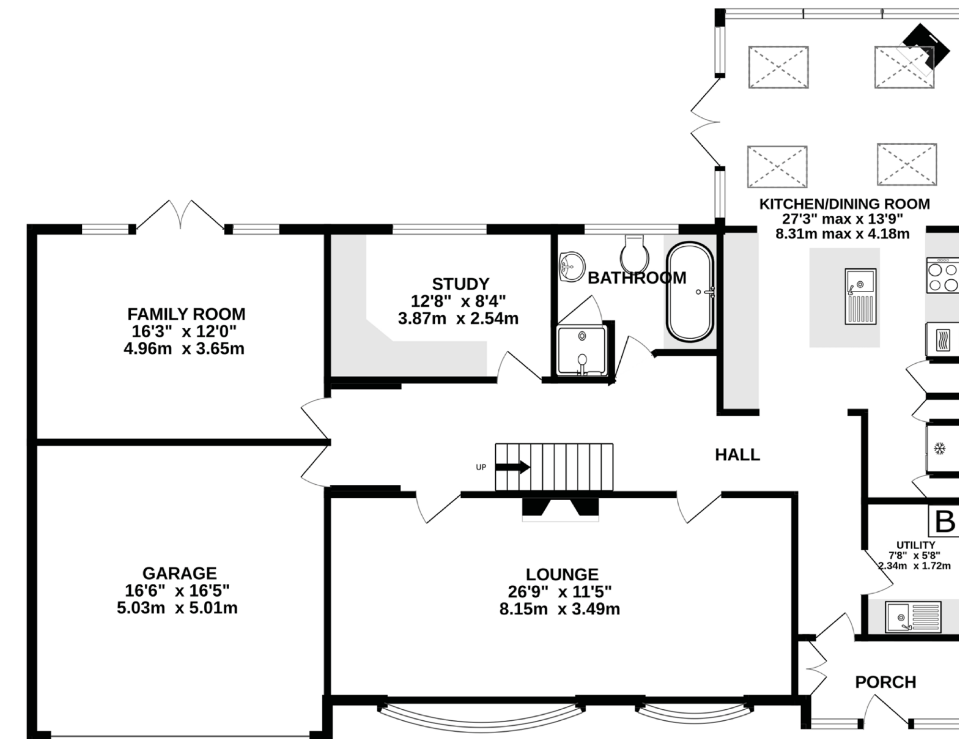
Mobberley Primary School



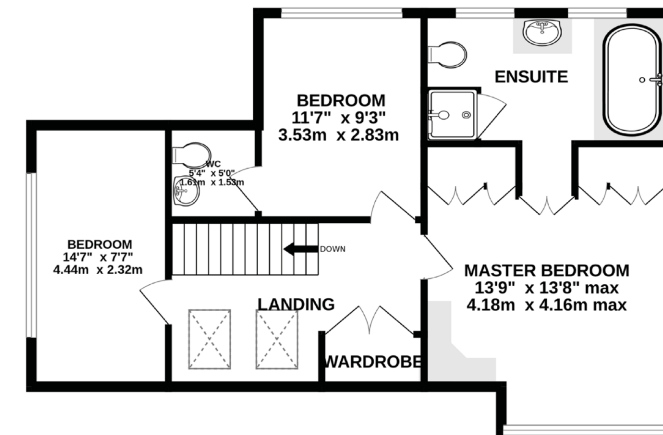
Specifications

- Situated in sought-after village of Mobberley, offering a blend of rural tranquillity and convenience
- 2013.2 square feet of internal living space
- Spacious and light-filled home
- Versatile living spaces
- 3 bedrooms, 2 bathrooms
- Private, manicured gardens
- A variety of amenities on the doorstep
- Convenient access to nearby towns including Knutsford, Hale, Alderley Edge and Wilmslow

GROUND FLOOR
1599 sq.ft. (148.6 sq.m.) approx.



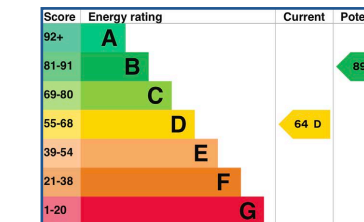
1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 2287 sq.ft. (212.5 sq.m.) approx.
EXCLUDING GARAGE: 2013.1 sq.ft. (187.29 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Ian's
Video
Tour



Unable to locate the property?
Try **what3words**
 bloom.height.guitars

** The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. **





WOODVIEW
MOBBERLEY

Woodview
Smith Lane
Mobberley
WA16 7QD



01829 700359 | hello@storeysofcheshire.co.uk