



## Tall Trees, Oughtrington Lane, Lymm, WA13 0QY

Offers Over £1,500,000

 6  5  2



### Exceptional Six-Bedroom Family Home with Leisure Facilities and Countryside Views

This impressive detached family home offers generous and stylish accommodation. Designed with modern living in mind, the property features five well-proportioned bedrooms with a substantial principal bedroom, complemented by a luxurious ensuite and dressing area and includes an internal platform lift to the open-plan kitchen and family room, which are ideal for entertaining and everyday living.

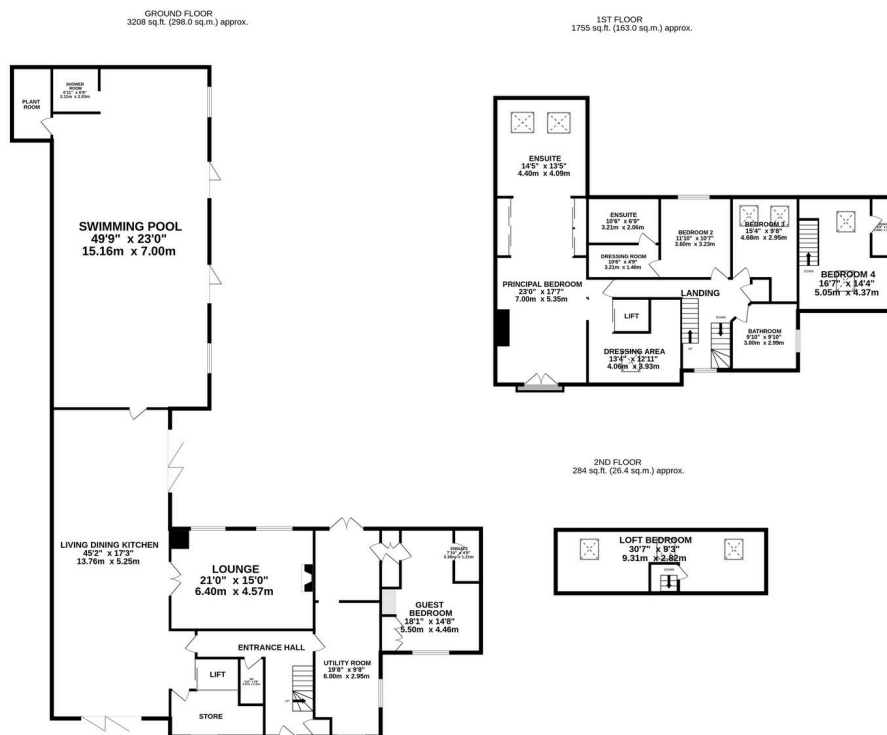
A standout feature is the leisure suite, complete with a heated indoor swimming pool, jacuzzi, and changing room - perfect for year-round relaxation and fitness.

Additional highlights include: A secure gated driveway with parking for several vehicles and security monitoring room with internal and external CCTV.

**A rare opportunity to acquire a spacious, secure, and stylish family residence in a serene setting.**

## Key Features

- Stylish six bedroom, five bath, family home offering versatile accommodation
- Secure access & CCTV control room
- Open plan kitchen with bi-folding doors onto the rear garden
- Gated driveway providing off-road parking for several vehicles
- Popular location close to Lymm village centre and Lymm High School
- Adapted for disabled living, including lift to first floor
- Utility & Laundry room
- Heated Indoor Swimming Pool & Jacuzzi
- Fully enclosed, private gardens backing onto fields
- Internal viewing highly recommended to appreciate



TOTAL FLOOR AREA : 5246 sq.ft. (487.4 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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