



8 Oliver Drive, Tabley Park, Knutsford

£895,000

Lord &
Porter

The Personal Property Agent

📞 01565 318622

✉️ enquiries@lordandporter.com

🌐 lordandporter.com



8 Oliver Drive, Tabley Park, Knutsford

A smartly presented four bedroom detached house, with a double detached garage and generous garden, offering well balanced high specification accommodation laid over three floors including a superb open plan kitchen living space, a separate sitting room, four double bedrooms, two dressing rooms and three quality bathrooms

The house occupies a super position setback from the entrance road directly adjacent to a central green overlooking the playpark and sits in a generous plot incorporating a good sized lawn garden at the rear.

A tarmac drive leads down the size of the house providing parking for a number of cars in addition to a brick built detached double garage.

The property benefits from many upgraded fittings including attractive luxury vinyl flooring which runs throughout the majority of the ground floor. There are three stunning bathrooms including a master en-suite and a quality kitchen with a comprehensive range of appliances.

The property forms part of Redrow's new Tabley Park development, which is located less than a mile away from Knutsford town centre, and within easy walking distance from Knutsford Academy.

Knutsford is a particularly charming and highly desirable market town well placed for access to the M6 and M56 motorway networks and within commutable distance of the North West's commercial centres and Manchester International Airport. The train station places Manchester in around 42 minutes away and London Euston can be accessed via Wilmslow, Crewe or Macclesfield.

The area is well served by good local state schools, plus a number of excellent private sector schools that are only a short drive away. The town's leisure facilities include many sports clubs, a leisure centre with swimming pool, two golf courses and the National Trust's Tatton Park.





On the ground floor level a central reception hallway provides access into the two principal reception spaces which include a sitting room located to the front of the house with a large picture window overlooking the green at the front.

At the rear, there is a generous double size reception room open to the kitchen, with space for both lounge and dining furniture and enjoying access out onto the rear garden. As well as French doors to the rear there are windows overlooking two elevations including a charming small bay which provides an abundance of natural light.

The kitchen area has been fitted with attractive clay coloured shaker style cabinets and incorporates a comprehensive range of quality integrated appliances, including a five ring gas hob with a glass canopy cooker hood, a Bosch electric oven and matching microwave with grill, two full height fridge freezers and a built-in dishwasher.

There is a utility room fitted with cabinets matching to the kitchen with space and plumbing for both a washing machine and tumble dryer and with access into a downstairs WC.





Over the first and second floor levels there are four double bedrooms, all with built-in furniture, incorporating a magnificent master bedroom with a walk-in dressing area and a stunning ensuite shower room.

There are two smaller bedrooms on the first floor which share the use of a quality family bathroom located off the landing.

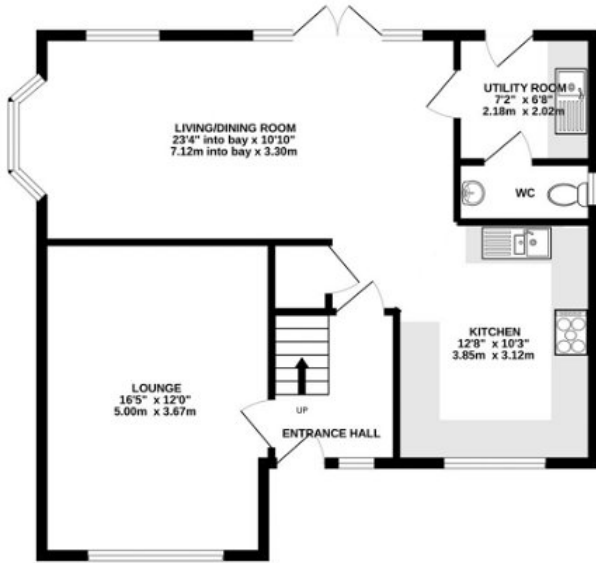
On the top floor level there is a large double bedroom with a useful eaves store and a bank of built-in wardrobes. Across the landing is a stylish shower room and a superb dressing room or study, fitted with wardrobes, a large desk (or dressing table) with drawers under and an open shelving display unit to one wall.



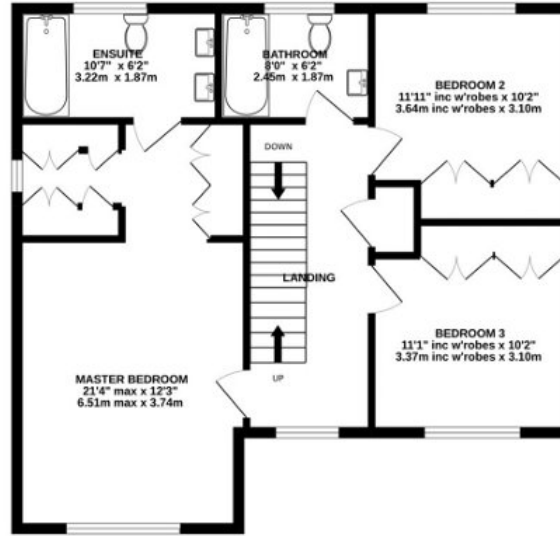
Outside to the front of the property is an area of lawn garden enclosed by low-level box hedging. A block paved driveway runs to the side of the house providing parking for a number of cars and leading to a brick built double detached garage. The rear garden is laid mostly to lawn with a flagged patio located at the rear of the house with a gated access to the garage.



GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.5 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.

Made with Metropix ©2022