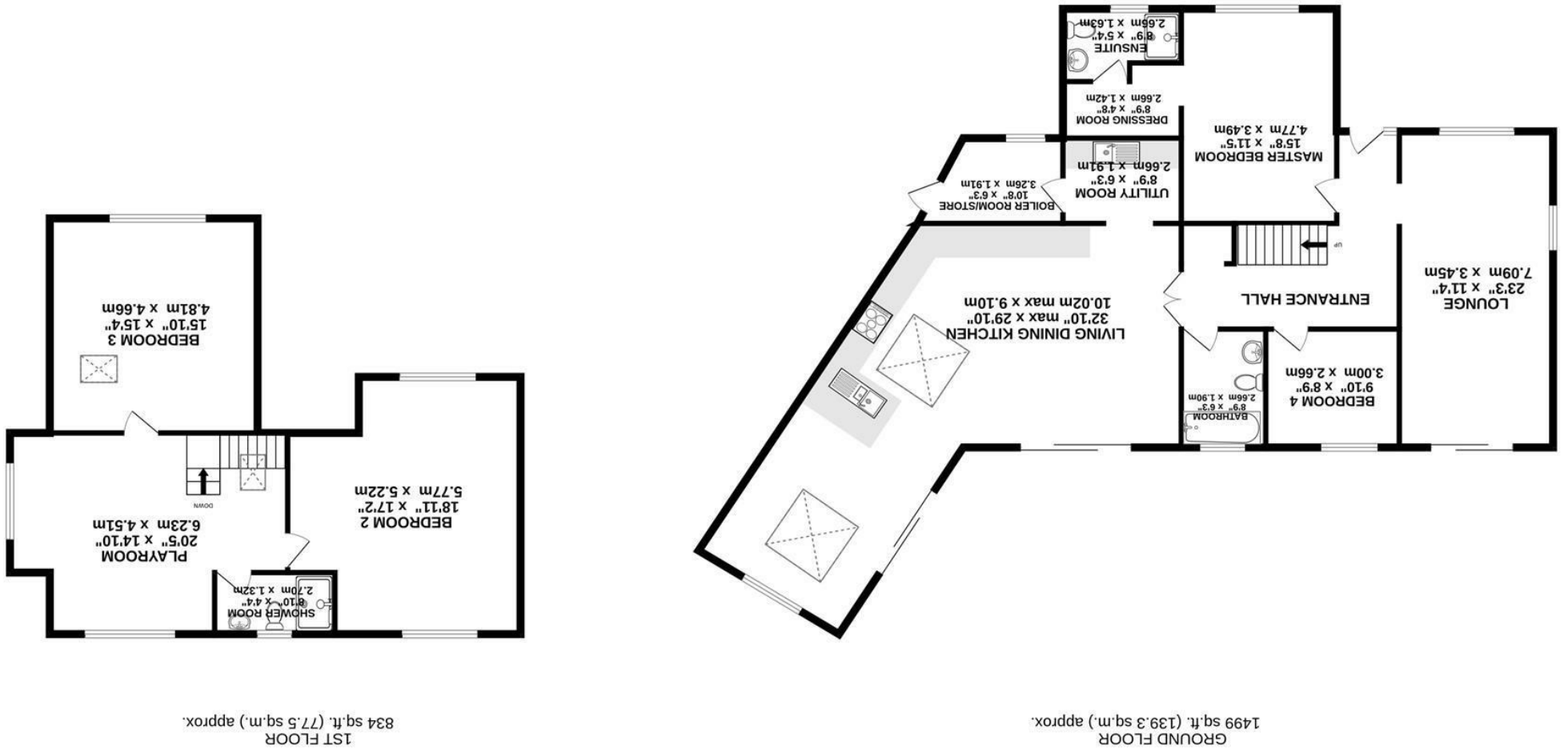
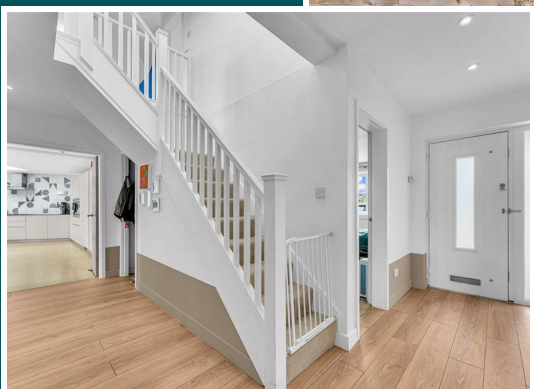


MISREPRESENTATION ACT 1967.  
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TOTAL FLOOR AREA : 2333 sq.ft. (216.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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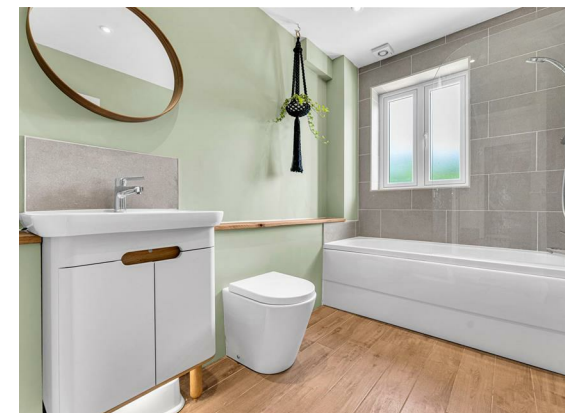
£800,000



**23 MAYFIELD ROAD  
 MOBBERLEY  
 KNUTSFORD  
 WA16 7PX**

4 3 3 C  
**COUNCIL TAX BAND: E**





This detached family home is designed to blend beautiful aesthetics with practical functionality, making it an attractive option for families. The property sits at the head of a quiet cul-de-sac, enhanced by thoughtful extensions and upgrades made by the current owners, amplifying its overall appeal.

### Description

A wide and inviting entrance hallway, provides easy access to various ground floor rooms and stairs leading to the first floor.

Designed with the modern family in mind, the kitchen features an airy, open layout with abundant storage, a separate pantry, and a boot room. Underfloor heating in the kitchen provides added comfort, creating a warm and inviting environment, particularly during colder months. Sliding doors open onto the decked patio, creating a seamless indoor-outdoor living experience, perfect for entertaining.

Benefitting from natural light, the large lounge offers a relaxing space for both family time and entertaining guests. Sliding doors provide further access onto the decked patio.

The ground floor hosts two double bedrooms and a family bathroom. The master bedroom is a standout feature, offering a walk-through dressing room that leads into a luxurious three-piece ensuite.

Upstairs, two large double bedrooms boast vaulted ceilings and feature windows. There's also potential to create an office or a fifth bedroom, providing flexibility to suit various needs. An additional three-piece bathroom on this floor adds further convenience.

Externally is generous parking with a decorative gravel driveway. The spacious rear garden is ideal for family activities and outdoor enjoyment, featuring a large decked area with steps leading down to a roomy lawn.

In summary, this family home offers a blend of practicality and aesthetic appeal, from its well-designed kitchen and living spaces to its outdoor amenities, making it a comfortable and inviting place for family living.

### About Mobberley

Mobberley is a picturesque residential area set amidst rolling farmland and holds the distinction of being England's largest parish. Nestled between Knutsford and Wilmslow and approximately 16 miles from Manchester, this agricultural community is widely dispersed across vast acres. The character of Mobberley's agrarian roots is still evident in the individual farmhouses and small hamlets scattered around Church Lane, Paddock Hill, Knolls Green, and Pepper Street, each featuring its own public house.

The village's history is rich, dating back to its mention as "Motburlege" in the Domesday Book of 1086. Central to Mobberley's historical charm is St. Wilfrid's church, which dates back to 1245. Despite various modifications over the centuries, the church has retained its medieval character.

Adding to Mobberley's appeal is The Church Inn, a popular spot offering local ales and a candlelit dining experience in a rustic 18th-century rural inn with a garden. Nearby, Tabley Hall in Nether Tabley stands as an elegant, brick-built, Grade I listed building in the Palladian style, unique to the North West.

### Tenure

We believe the tenure to be Freehold.