

TO LET £7,800 Per Calendar Month

**The Paddocks, Plumley Moor Road, Plumley, Knutsford,
Cheshire, WA16 9GN**



This stunning four-bedroom detached home has been designed and built to an exceptional specification, offering luxurious, light-filled, and spacious accommodation set within the beautiful Cheshire countryside.

Imaginative architectural design and an intelligent use of space have created a home of remarkable flow and functionality, encompassing approximately 4,200 sq. ft. of contemporary living over two floors.

Council Tax Band H

EPC Rating

- Immaculately presented, newly built detached home in a semi-rural setting, finished to an exceptional standard throughout
- Spacious and versatile reception rooms offering flexible living accommodation
- Superb open-plan living/dining kitchen with high-quality integrated appliances and a separate utility room
- Four generous bedrooms and four stylish bathrooms, including luxurious en-suite facilities
- Private, landscaped gardens with patio and lawned areas, perfect for alfresco dining and entertaining
- Driveway providing ample off-road parking
- Available now
- Offered furnished, with potential to be unfurnished by agreement





Description

Entry is via an impressive double-height, fully glazed entrance, which floods the reception hall with natural light and provides access to all principal ground floor rooms.

To the left, a spacious dual-aspect living room overlooks the front of the property, while at the end of the hall lies a large sitting room with bi-fold doors opening onto the rear garden. A stylish cloakroom features a black marble W/C, Villeroy & Boch fittings, and a heated towel rail for added comfort.

The Siemens kitchen, positioned to the right of the property, forms part of the home's open-plan living space. It is superbly equipped with a contemporary range of full-height cabinets, stone worktops, and high-end integrated Miele appliances, including a full-height fridge and separate freezer, dishwasher, wine cooler, Bora extracting hob, and Quooker boiling-water tap. A large central island provides a striking focal point for the space, ideal for both cooking and entertaining.

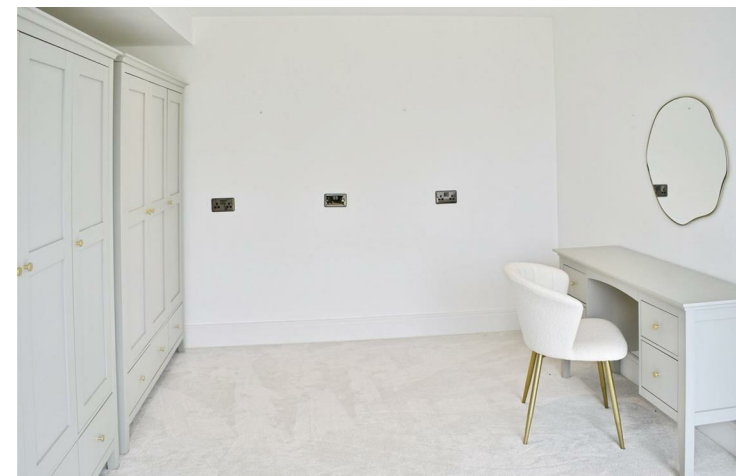
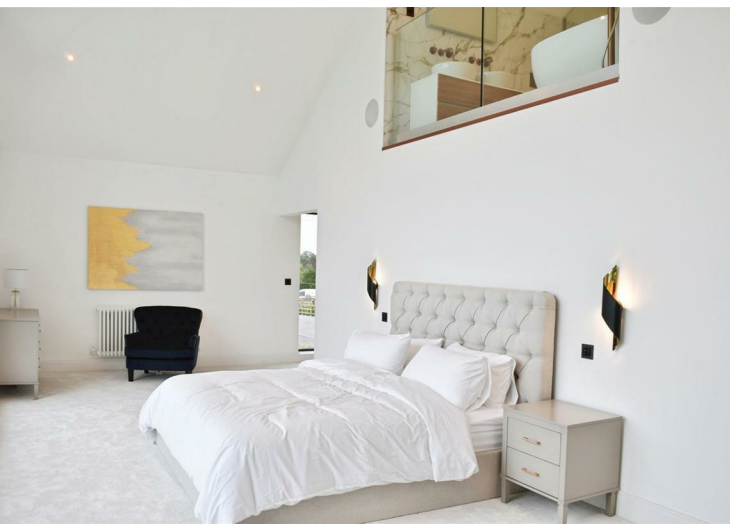
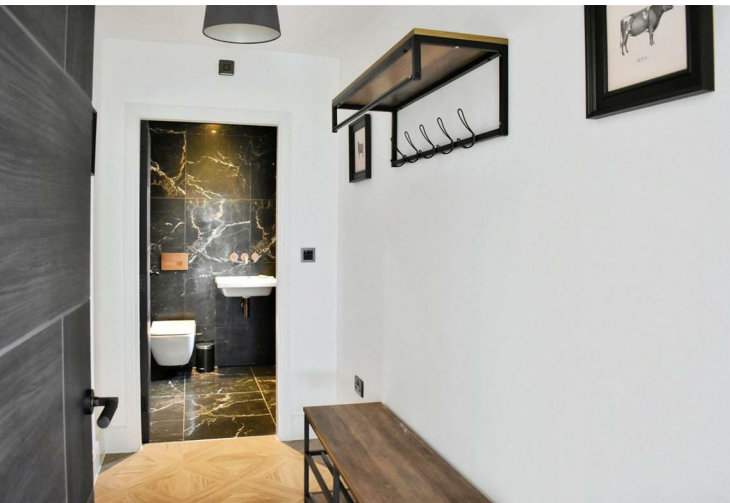
A Hergom wood-burning stove adds warmth and character, complemented by underfloor heating throughout the ground floor. A separate utility room includes a double sink and laundry facilities.

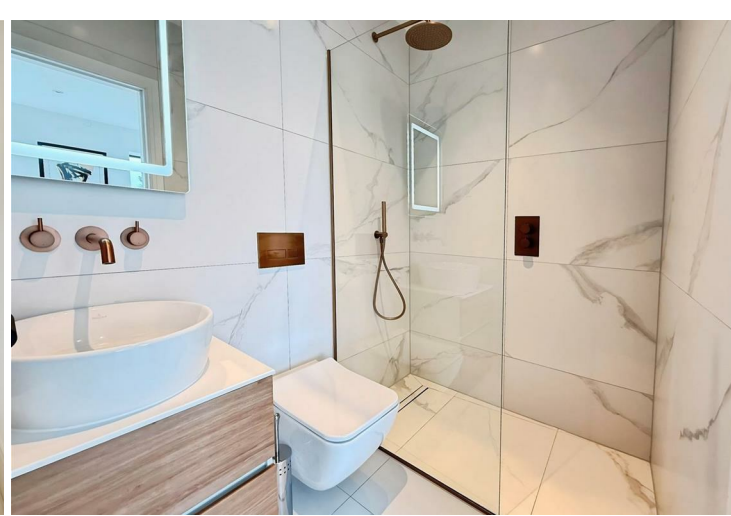
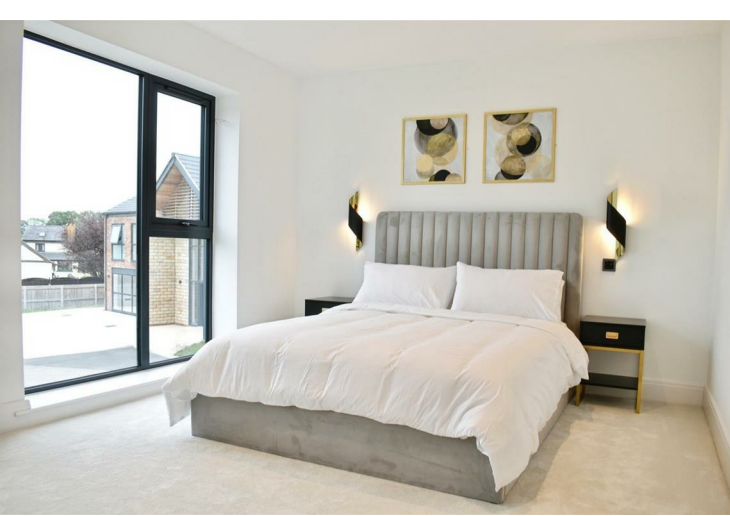
Upstairs, the large galleried landing enjoys natural light from the statement entrance glazing and offers access to all bedrooms.

The principal suite is a standout feature, with breathtaking countryside views framed by a double-height window leading to a full-width balcony. The suite also includes a large dressing area accessed via an archway, and a hidden stairway leads to an elegant four-piece en-suite bathroom. This luxurious space features Porcelanosa Gold Calacatta marble-effect tiles, Villeroy & Boch sanitaryware, a freestanding Lusso Stone egg-shaped bath, twin washbasins, and a rainfall shower.

The remaining three bedrooms are all generously proportioned, two with modern en-suite shower rooms fitted with Villeroy and Boch sanitaryware, and one served by a beautiful four-piece family bathroom featuring a freestanding bath, walk-in shower, and stylish marble tiling. A storage cupboard is also located on the landing.

This remarkable home further benefits from a smart home system, offering app-controlled management of heating, lighting, music, curtains, and more.





Directions

From the roundabout at Canute Square, travel along King Edward Road (A50), passing the rail station on your left. Continue through the traffic lights onto Toft Road, which becomes Holmes Chapel Road (A50). Turn right onto Middlewich Road (B5081), then right again onto Plumley Moor Road. The property will appear shortly on your left-hand side.

Location

Plumley is a sought-after Cheshire village on the outskirts of Knutsford, offering a peaceful rural setting with excellent local amenities, including two popular pubs, a village store, and a train station.

The area enjoys superb transport connections, with easy access to the M6 and M56 for commuting to Manchester, Liverpool, Chester, Warrington, and MediaCityUK. Manchester Airport and city centre are also within close reach. Regular train services from Plumley, Knutsford, and Wilmslow provide direct links to Manchester, Stockport, and London (in around 1 hour 50 minutes).

Families benefit from an outstanding choice of schools in both the state and private sectors. Reputable options include Lower Peover CofE and Bexton Primary, while leading independents such as The Grange at Hartford, The King's School Macclesfield, and Terra Nova are all easily accessible, many offering private bus services to Knutsford. Just four miles away, the picturesque market town of Knutsford blends heritage and sophistication, with cobbled streets lined with independent shops, cafés, and boutiques. Bordering the stunning Tatton Park estate, the town hosts popular events such as the May Day celebrations and Makers Markets, creating a vibrant, community-focused atmosphere. Combining countryside charm with modern convenience, Knutsford and Plumley are among Cheshire's most desirable places to live.

