

# TO LET £8,250 Per Calendar Month

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

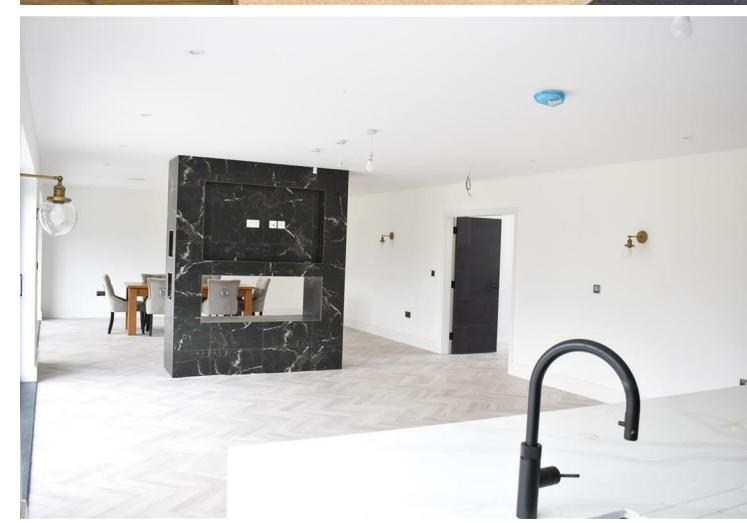
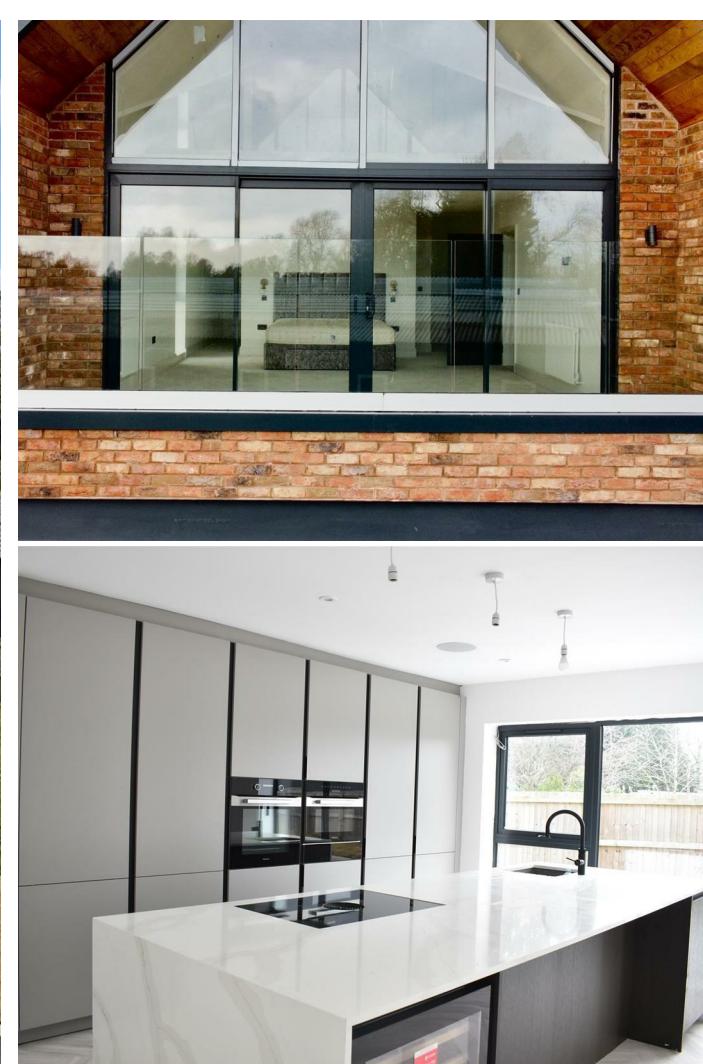


This stunning five-bedroom detached home has been designed and built to an exceptional specification, offering luxurious, light-filled, and spacious accommodation set within the beautiful Cheshire countryside.

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.

EPC Rating B  
Council Tax Band H

- 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
- Five generous bedrooms and five 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
- Unfurnished





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

To the left, a hallway leads to a spacious open cloakroom with a striking black marble WC, Villeroy & Boch fittings, and a heated towel rail. At the end of the hall is a generous sitting room with large windows overlooking the front of the property.

To the right of the entrance hall is an additional sitting room, where a Hergom wood-burning stove adds warmth and character. Underfloor heating runs throughout the ground floor, enhancing comfort year-round.

To the rear of the ground floor, a full-width kitchen, dining, and sitting area provides an exceptional space for family living and entertaining. The Siemens kitchen, positioned to the left of the open-plan area, is superbly appointed with a contemporary range of full-height cabinetry, 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 forms a striking focal point, ideal for both cooking and entertaining.

A double-sided fireplace with media inset creates a natural divide between the dining and seating areas, while two sets of bifold doors offer a seamless connection between indoor and outdoor living throughout the year. A separate utility room, located off the kitchen, includes a double sink and laundry facilities.

Upstairs, the spacious galleried landing enjoys natural light from the statement entrance glazing and provides access to all first-floor bedrooms, as well as a further turning staircase leading to the second floor.

The principal suite is a standout feature, framed by a dramatic double-height window opening onto a full-width balcony. The suite also benefits from a generous dressing area accessed via two entryways, with a hidden stairway leading 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 four bedrooms are all generously proportioned. The first floor offers three further bedrooms, two of which feature modern en-suite shower rooms with Villeroy & Boch fittings, while the third is served by a beautifully appointed four-piece family bathroom with a freestanding bath, walk-in shower, and stylish marble tiling. A useful storage cupboard is also located on the landing.

The second floor comprises a galleried landing with additional storage, a large bedroom, and an en-suite bathroom.

Externally, the property benefits from a large front driveway providing ample parking. The rear garden wraps around two sides of the house and includes a patio area, ideal for outdoor dining and entertaining.

This exceptional home is further enhanced by a smart home system, offering app-controlled management of heating, lighting, music, curtains, and more.

(Please note: some images are computer-generated for illustrative purposes.)





## 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.

## 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.

