



Mereside Road | | Mere | WA16 6QZ

Asking price £1,850,000



FERRARI REAL ESTATE
FOR THE FAST MOVE.

Key features

- Detached house
- Six double bedrooms
- Four reception rooms
- Recently Modernized
- Gated Entrance
- Sought after location
- EPC Rating = C
- Views across open countryside
- Extensive front and rear garden
- Integral garage

Description

This beautifully updated, 5,049 sq ft detached family home offers space, style, and modern comfort on a large, private plot. Accessed via wrought-iron electric gates, it features a sweeping driveway with ample parking and a landscaped front garden for a warm welcome.

At the rear, a private lawn, mature trees, and a south-facing patio make an ideal space for outdoor dining and relaxation. A greenhouse and garden shed add extra storage.

Inside, a light-filled entrance hall with Italian marble-style flooring creates a sense of luxury. The open-plan kitchen and living area, completed in 2020, includes skylights and bi-fold doors opening to the garden—perfect for gatherings. Premium appliances, like a Gaggenau oven, Elica hob, and wine fridge, complete this modern kitchen.

The ground floor also includes four additional reception rooms, a second kitchen, WC, and double garage, with a lift for easy access to the first floor.

On the first floor, the principal suite features his-and-hers en-suites, a dressing room, and built-in closets. Three more spacious double bedrooms, a four-piece bathroom, and a quiet study (where the lift arrives) complete this level. The second floor has two additional bedrooms, each with its own en-suite facilities.

Located near Knutsford, with easy access to dining, Tatton Park, and top schools. The M6 and M56 provide routes to Manchester, and Knutsford station offers regular service to Manchester and Stockport.



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Accommodation in Brief

- Entrance Porch
- Reception Hall
- Drawing Room
- Dining Area
- Study
- Inner Hall
- Guest W/C
- Living Dining Kitchen
- Second Kitchen
- Principal Bedroom with dressing room and 2 ensuite
- Study Area
- Five further bedrooms (2 Ensuite)
- Family Bathroom
- Double garage, utility area and driveway
- Large gardens with a southerly aspect







PROPERTY INFORMATION

Tenure: Freehold EPC Rating: C

Services: Mains electricity, water, drainage, mains gas are currently connected, Double glazing gas central heating and electric entrance gates.

Local Authority: Cheshire East Council. Telephone: 0300 123 5500.

Council Tax: Band G. £3,576.03 payable for 2024/25.

Directions: Postcode: WA16 6QZ

DISTANCES

KNUTSFORD 3 MILES M6 (J19) 4 ½ MILES
M56 (J7) 5 MILES
MANCHESTER AIRPORT 8 MILES
ALDERLEY EDGE 10 MILES
MANCHESTER 15 ½ MILES (DISTANCES
APPROXIMATE)



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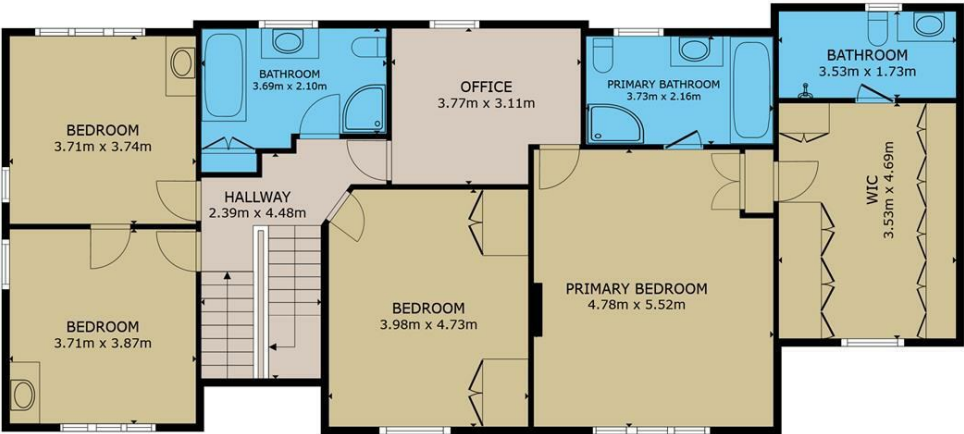
Floor Plan



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 222.8 sq.m. FLOOR 2 140.3 sq.m. FLOOR 3 102.9 sq.m.
EXCLUDED AREAS : GARAGE 60.2 sq.m.
TOTAL : 466.0 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 222.8 sq.m. FLOOR 2 140.3 sq.m. FLOOR 3 102.9 sq.m.
EXCLUDED AREAS : GARAGE 60.2 sq.m.
TOTAL : 466.0 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

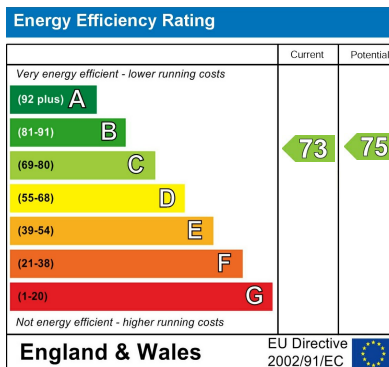




FLOOR 3



GROSS INTERNAL AREA
FLOOR 1 222.8 sq.m. FLOOR 2 140.3 sq.m. FLOOR 3 102.9 sq.m.
EXCLUDED AREAS : GARAGE 60.2 sq.m.
TOTAL : 466.0 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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