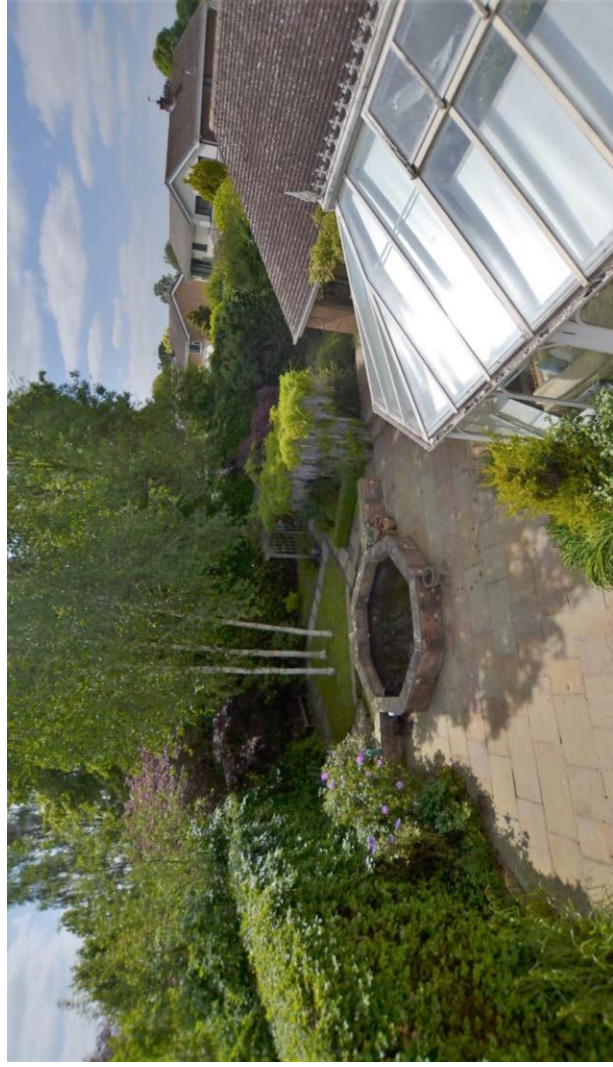




GASCOIGNE HALLMAN

THE COVEY, 3 MILL LANE, GOOSTREY

THE AREAS LEADING ESTATE AGENT



THE COVEY, 3 MILL LANE, GOOSTREY

Offers in Excess of £600,000

Set in the most stunning private gardens, a deceptively spacious detached four bedroom, two bathroom dormer style property with a separate office/garden room, ample off road parking and a double garage.

Not only is Mill Lane a sought after location in the centre of this picturesque Cheshire Village, this particular property is also set in the most desirable plot, offering flexible and versatile living accommodation in the most stunning of grounds.

The internal accommodation briefly comprises of two reception rooms located off the central hallway, a dining room and a large living room over 23 ft in length, off which, bi-folding doors open to the conservatory overlooking the garden.

The kitchen diner is located to the front, with access to the side driveway and a laundry cupboard. A separate downstairs wc is also located off the hallway. To the ground floor, the master bedroom and dressing room can be found, with views over the garden. The master bedroom benefits from an en-suite wet room.

To the first floor there are the remaining three bedrooms along with a three piece family bathroom.

As already mentioned, its the ground of this property which are simply breathe taking. Through the timber five bar gate, the York stone paved driveway runs through to the double garage, a path to the front door and through a gate at the side to the rear garden. Behind the garage, a home office/garden room/studio, with bi-folding doors overlooks the relaxing Japanese Zen garden, separated from the main garden by a beautiful moongate. The remaining garden is equally as stunning with a split level water feature surrounded by well manicured grounds along with an Indian stone paved patio.



DIRECTIONS

CW4 8PN - Mill Lane, Goostrey

LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford and Holmes Chapel, surrounded by delightful open countryside. With many facilities either in Goostrey itself or in Knutsford and Holmes Chapel including excellent schools, train station and easy access to the M6 motorway. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

Freehold

LOCAL AUTHORITY

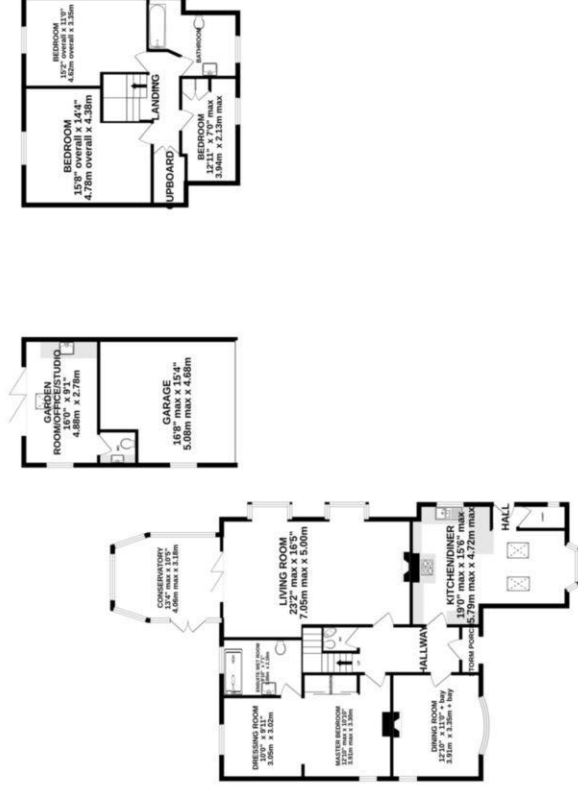
Cheshire East, council tax band F

EPC

EPC Rating D

1,689 sq ft (156.9 sq m) Approx.

1,476 sq ft (136.9 sq m) Approx.



TOTAL FLOOR AREA - 2322 sq ft (215.7 sq m) Approx.
Measurements are taken to the internal face of walls unless otherwise stated.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**