



**GASCOIGNE
HALMAN**

BROCKENHURST, BOOTH BED LANE, ALLOSTOCK

THE AREAS LEADING ESTATE AGENT



BROCKENHURST, BOOTH BED LANE, ALLOSTOCK

£850,000

Surrounded by Cheshire Farm land, and set in a generous plot, a large imposing detached family home with ample parking and the most delightful well established rear garden.

Located on Booth Bed Lane, just outside of Goostrey, an impressive detached family home offering all the space a growing family desires.

The large welcoming hallway gives access to each of the three reception rooms, currently used as a living room with a gas log burners style stove, a dining room and an office. The office would also make an ideal play room if required. The kitchen diner is fitted with NEFF appliances including two ovens, a Microwave, dishwasher and a 6 ring hob and a range of modern units with granite worksurfaces, the units of which are mirrored in the utility room. The utility provides access to the side and also internal access to the double garage with its two roll up electric doors.

Also off the hallway there is a very useful downstairs wc.

A turning staircase leads to the first floor where there are four large double bedrooms, each of which can comfortably take kingsize beds, while the master has a superking. The master bedroom also benefits from a four piece en-suite shower room while the family bathroom is also fitted with a four piece white suite.

This family home has all the space required, with the rooms offering flexible and versatile living accommodation. The grounds are equally impressive, the tarmac driveway provides off road parking for a number of vehicles, while the rear garden is extremely well established with a low level fence to the rear to draw in the view, timber shed, garden pond and a good selection of mature shrubs offering an array of colour throughout the year.

A freehold property which must be appreciated.





DIRECTIONS

WA16 9NA - Booth Bed Lane, Allstock

LOCATION

The semi rural hamlet of Allstock is situated next door to the village of Lower Peover and whilst in the country, is by no means isolated. There are excellent road connections into the nearby village of Holmes Chapel and the town centre of Knutsford whilst most commercial cities in the North West are easily accessed by the M6 and M56 motorway networks. Manchester International Airport is also close by. The rail stations of Holmes Chapel and Knutsford provide commuter links to Manchester. Holmes Chapel village provides an array of individual shops, including a number of quality delicatessens, butchers and bakers. Shakeley Mere is a local beauty spot, providing lovely country walks. For the sports person there are leisure centres in the nearby towns providing for most sporting activities and a number of private sporting clubs, golf courses and equestrian centres within a short drive.

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

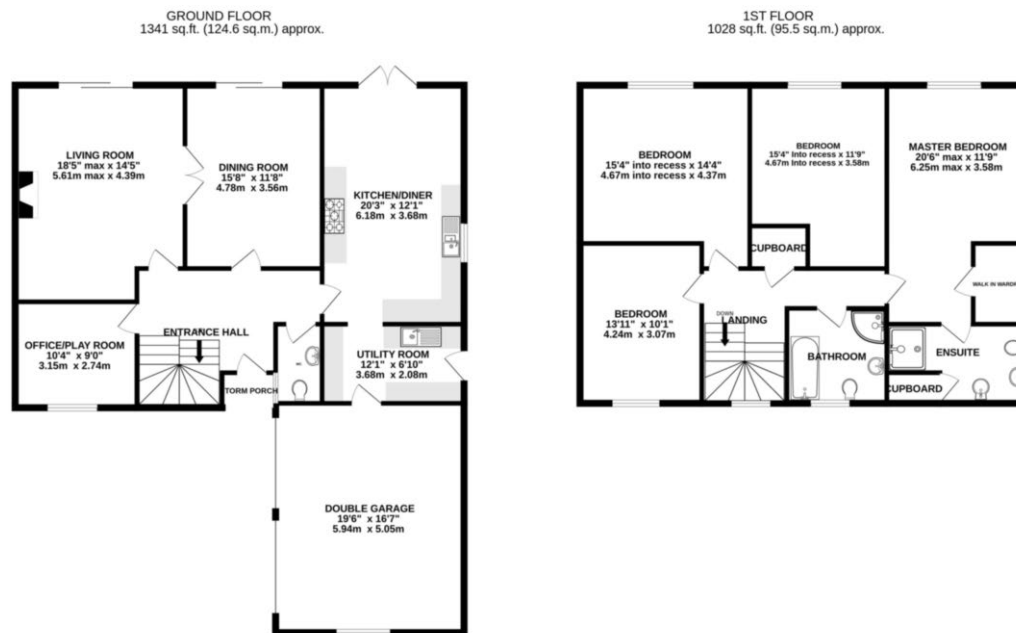
Cheshire West and Chester, council tax band G

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC rating D



TOTAL FLOOR AREA: 2370 sq.ft. (220.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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