



**GASCOIGNE
HALMAN**

WOODSIDE COTTAGE, BYLEY LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT



WOODSIDE COTTAGE, BYLEY LANE, CRANAGE

£595,000

Set back off Byley Lane, in a very private plot, a detached family home with four double bedrooms, two receptions along with a separate study/play room.

An ideal opportunity to purchase a detached family home in a popular location, yet providing all the space a growing family requires.

The main living accommodation is all accessed off the hallway which comprises of a living room enjoying views over the rear garden, a dining room to the front along with a third reception room which would make an ideal study/play room, which provides internal access to the garage. A downstairs WC is also located off the hallway, along with the breakfast kitchen. This large room provides ample area for a breakfast table, while the kitchen itself is fitted with a range of units, and provides external access to the garden.

To the first floor there are four generous double bedrooms along with a separate WC next to the master bedroom. A wetroom style shower room completes the first floor accommodation.

The property itself is set back off Byley Lane, providing off road parking for a number of vehicles in front of the garage, next to which is an EV charging point. A large front garden is well stocked with mature shrubs offering a great degree of privacy while the rear garden has a patio area, the remainder of which is laid to lawn with hedge boundaries. Being south facing to the rear, the garden benefits from the sun throughout the day. Solar panels have been installed on the rear roof, soaking up the south facing aspect. Full details of the solar panels can be provided via the solicitors.

A freehold property which must be viewed to be appreciated.





DIRECTIONS

CW4 8EJ - Byley Lane, Cranage

LOCATION

Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has many historical associations including the famous Tatton Park Country Estate. Close by there are some beautiful country walks and whilst on the fringe of Cheshire's open countryside, the property is by no means isolated and within easy reach of the North West motorway network and Manchester International Airport. There are rail stations at both Holmes Chapel and Knutsford which provide a regular commuter service to most commercial centres. For the sports person there are leisure centres in Knutsford and Holmes Chapel and at the private leisure complex at Cranage Hall. There are also a number of notable golf courses within easy reach. The area is well known for its excellent educational facilities and there are several good schools close by to suit children of most ages.

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 East, council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

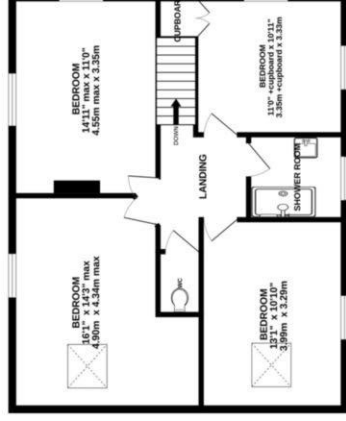
ENERGY PERFORMANCE RATING

EPC Rating C

GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 1720 sq.ft. (159.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Based on drawings 10/23

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**