



**GASCOIGNE
HALMAN**

GOOSTREY LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT



GOOSTREY LANE, CRANAGE

£895,000

Set back off Goostrey Lane, this stunning bright and sunny detached property offers a large welcoming hallway with WC, glass bi-fold doors to the open plan kitchen diner with family area, two sets of bi-folding doors leading to the garden, utility room, internal access to the garage and further downstairs WC, large living room, five double bedrooms, with the master bedroom and bedroom 2 having a range of built in wardrobes and a 'Jack and Jill' en-suite shower room, the remaining three double bedrooms are serviced by the four piece white family bathroom. The property also benefits from a gravel driveway to the front which provides ample off road parking and a good sized rear garden.

Set back off Goostrey Lane, this particular property has been individually designed to meet the needs of the current owners to offer a spacious, open concept, bright and sunny detached residence.

Attention to detail is evident the minute you walk in through the front double doors, into the large welcoming hallway with vaulted ceiling, while glass folding doors in between the hallway and the kitchen area to the rear, not only flood the room with plenty of natural light, the doors can be fully opened for entertaining.

Off the large hallway, the turning staircase leads onto the first floor galleried landing while a downstairs wc is also located off the hallway along with the large living room with its feature reclaimed slate fireplace and box bay window overlooking the front garden. The boxed bay is fitted with bespoke units to provide storage and a window seat.

The real heart of this home is through the glass bi-fold doors to the open plan kitchen diner with family area, the room is in excess of 41ft in length and has two sets of bi-folding doors to the garden. The kitchen area itself is fitted with a range of modern units along with a central island unit, all with quartz worksurfaces. The utility room provides space for appliances, internal access to the garage, access to the side of the property and a further downstairs wc - ideal for use when in the garden.

To the first floor, the stunning landing opens to each of the five double bedrooms, the master bedroom and bedroom 2 having a range of built in wardrobes and a 'Jack and Jill' en-suite shower room, the remaining three double bedrooms are serviced by the four piece white family bathroom.

A gravel driveway to the front provides off road parking for a number of vehicles, in front of the garage, access down the side leads to the rear garden with its Indian Stone paved patio along with a selection of mature trees and shrubs offering a great degree of privacy.

A freehold fabulous home which must be viewed





DIRECTIONS

CW4 8HE - Goostrey 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

LOCAL AUTHORITY

Cheshire East Council Tax Band G

ENERGY PERFORMANCE RATING

EPC Rating B

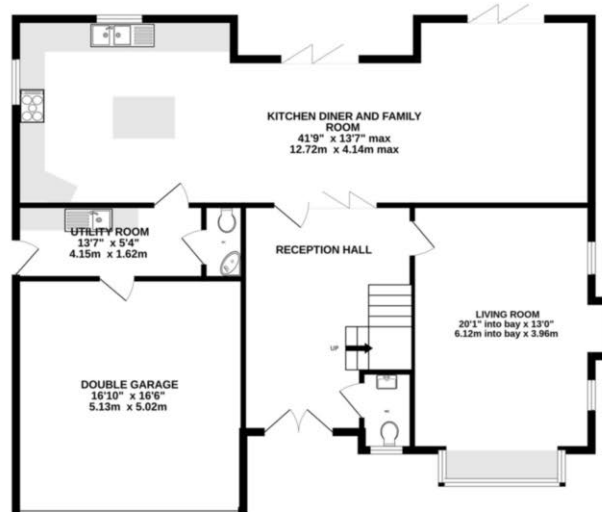
SERVICES (NOT TESTED)

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

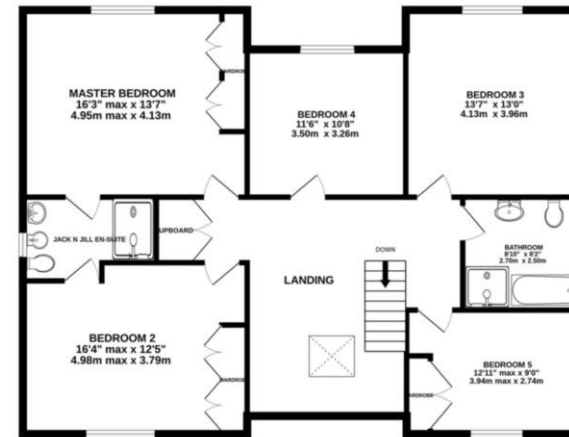
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1351 sq.ft. (125.5 sq.m.) approx.



1ST FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA : 2556 sq.ft. (237.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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