



**GASCOIGNE  
HALMAN**

26 BROOKLANDS DRIVE, GOOSTREY

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THE AREAS LEADING ESTATE AGENT





## 26 BROOKLANDS DRIVE, GOOSTREY

**£650,000.00**

Located within a cul-de-sac off Brooklands Drive, in a generous plot, a four bedroom, two bathroom detached split level home offering flexible and versatile living accommodation throughout.

Brooklands Drive is a popular location within this pretty Cheshire village of Goostrey. This particular property is no exception, having been enhanced by the current owner.

In an elevated position, there are two block paved driveways providing off road parking for around four vehicles, along with a double garage, stepped and slopped access lead to the front porch/conservatory, an ideal place to sit watching over the stunning landscaped front garden. The hallway opens to two sets of stairs, one to the lower ground level, one to the first floor.

On the main floor, the kitchen has been refitted with a range of modern units along with a complementing granite work surface over and a peninsular, the dining area or sitting area, has bi-folding doors to the garden while a separate reception room with a log burning stove, could be used as a dining or living space. Also on the main floor is a very useful downstairs WC.

To the lower ground floor, there is a refitted utility room, access to the garage and cellars which create fabulous storage, along with a large double bedroom with built in wardrobes and a refitted en-suite shower room. The bedroom has French doors opening to the garden. This makes an ideal guest bedroom if required with having its own entrance, teenagers suite or master bedroom as it is currently used.





The first floor has the remaining three bedrooms, a study along with a refitted three piece bathroom.

The grounds of this property are equally as impressive. Both front and rear have been landscaped to provide an abundance of mature shrubs and plants to offer an array of colour throughout the year. The rear garden, which can be accessed from the side of the house or from a raised balcony from the dining area. An Indian Stone semi-circular paved patio leads onto a circular astro turf with a good selection of shrubs around the edges, with a westerly aspect.

A fabulous freehold detached property in a sought after location

### **DIRECTIONS**

CW4 8JB - Brooklands Drive, 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

### **ENERGY PERFORMANCE RATING**

EPC rating D

### **LOCAL AUTHORITY**

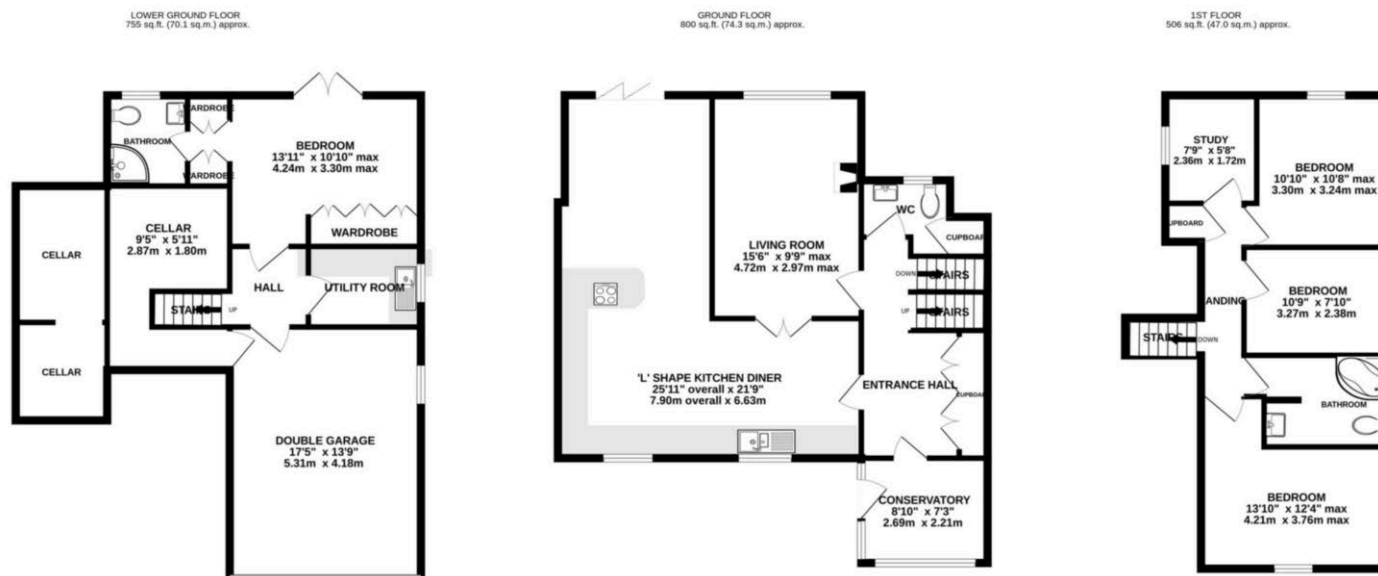
Cheshire East Council Tax Band E

### **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.



**TOTAL FLOOR AREA : 2060 sq.ft. (191.4 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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