



**GASCOIGNE
HALMAN**

SILVER BIRCHES, NEW PLATT LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT



SILVER BIRCHES, NEW PLATT LANE, CRANAGE

£1,500,000

An impressive and imposing detached family residence in a highly regarded location, immaculately presented throughout.

Having been remodelled and enhanced by the current owners to show case a stunning family home.

This particular property has been used by the current owners to home their extended family, therefore currently having two kitchen areas, one could very easily be removed if required.

The extensive accommodation which spans over 3200 sq ft, is approached via the large reception hallway with its impressive staircase to the first floor with glass balustrade and viewing floor to the first floor.

A fabulous open plan living dining kitchen has been created, with bi-folding doors opening to the garden and a feature media wall with built in fire. Off the reception hall is a large dining hall which also has bi-folding doors onto the garden. A further door off the hallway leads to the second kitchen area with a breakfast room which in turn leads to a fabulous garden room overlooking the garden. Double doors from the breakfast room open to the family room which has views over the front garden. Off the garden room, access leads to the exterior, a downstairs wc and a staircase to the guest bedroom suite.





A stunning home in a most sought after location

A substantial home over 3200 sq ft of living accommodation

Log cabin with covered outdoor kitchen

Four reception areas offering a variety of uses

Two kitchen areas, providing space for a combined family

Guest bedroom suite with en-suite and walk in wardrobe

Four double bedrooms and two bathrooms, one being en-suite

Set behind electric gates with ample off road parking

A secure and private plot with delightful gardens

Planning approval for extension. ref-19/3321C



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The guest bedroom suite is ideal for visiting family, or a teenager to have their own entrance, bedroom and bathroom. With an en-suite shower room and walk in wardrobe, this would also make an ideal master bedroom suite.

The remaining four double bedrooms and two bathrooms are accessed off the main hallway where there is also a refitted downstairs wc.

Externally, this stunning home is set behind electric gates providing a very secure and private plot, with a large front garden, access to the rear reveals a superb sunny private rear garden where there is also a log cabin, perfect for evening entertaining or a work from home buyer. Part of the log cabin provides a covered kitchen area for alfresco dining throughout the year.

This beautiful home is not only immaculate inside, it also provides a most stunning plot ideal for a growing family

DIRECTIONS

CW4 8HS- New Platt 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.

ENERGY PERFORMANCE RATING

C

TENURE

Freehold

LOCAL AUTHORITY

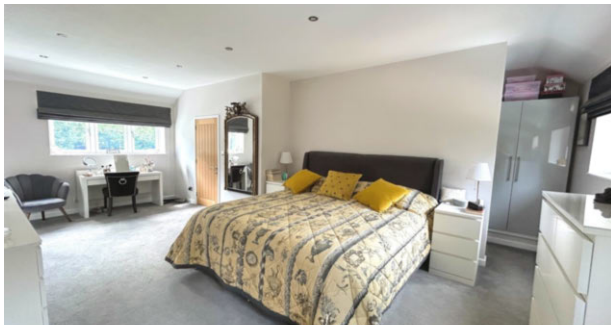
Cheshire East band G

SERVICES (NOT TESTED)

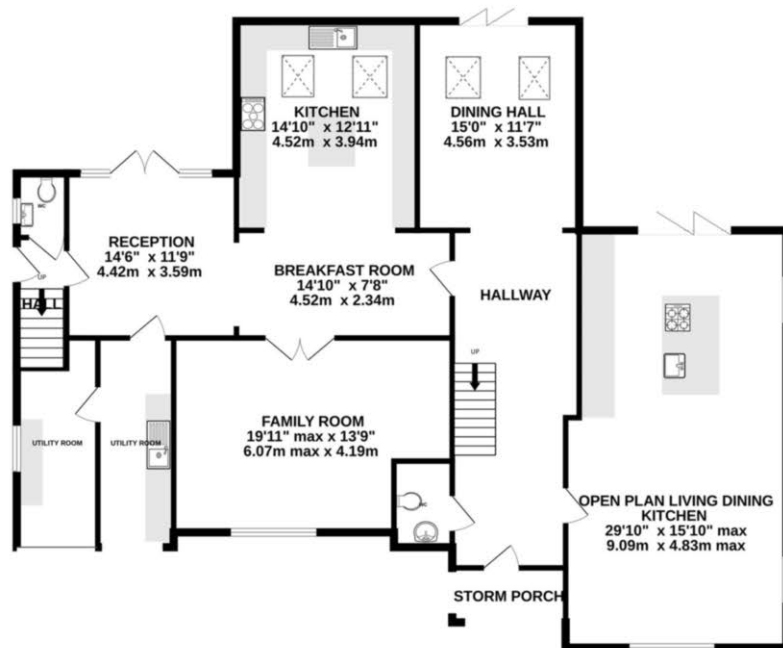
Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

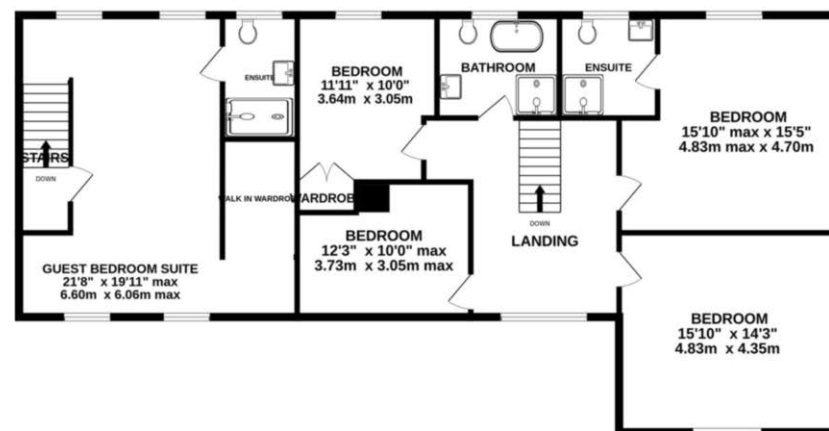
Viewing strictly by appointment through the Agents.



GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.



1ST FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA : 3211 sq.ft. (298.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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