



**GASCOIGNE
HALMAN**

MAIN ROAD, GOOSTREY, EPC C / COUNCIL TAX
BAND G

THE AREAS LEADING ESTATE AGENT



MAIN ROAD, GOOSTREY, EPC C / COUNCIL TAX BAND G

£850,000

A hidden gem, set back off Main Road in Goostrey, a five double bedroom, three bathroom, three reception detached property with the most delightful generous rear garden.

Having been enhanced by the current owners, this lovely property in the picturesque Cheshire village of Goostrey, offers all the space a growing family requires.

Set back off Main Road, down a sweeping driveway, which continues down the side of the house to the detached garage, this large family home is not visible from the main road and offers extremely spacious accommodation throughout. The porch to the front is ideal for storage of shoes and coats, while the large reception hall, with its downstairs wc, cloak cupboard and turning staircase to the first floor, opens to the main living room with log burning stove. The living room leads onto the second reception room which is currently used as a home office/sitting room, however, would also make an ideal play room.

The family room is located to the front again with a log burning stove while the dining room opens to the modern refitted kitchen. A door from the kitchen opens onto the garden, the kitchen itself is fitted with a range of modern units along with a central island unit incorporating a breakfast bar.

The utility room offers a great degree of storage along with double sink and rack to hang washing, dried flowers or herbs, also providing access to the side driveway.





The storage continues on the first floor with a large cupboard on the landing. Each of the five double bedrooms are accessed off the landing area, bedroom five has the benefit of an additional room just off, which makes an ideal teenagers bedroom and study.

Bedroom two has an en-suite shower room, while the master bedroom has a large walk in wardrobe with hanging rail and shelving, while the en-suite, which has recently been refitted, is fitted with a modern four piece suite which comprises of a large walk in shower enclosure and double sink units.

The grounds of this property are equally as impressive, as mentioned the sweeping driveway provides ample off road parking, the rear garden is mainly laid to lawn with an abundance of mature shrubs, gooseberry bushes, vegetable plot, raised beds and trees offering a great degree of privacy. An artificial lawn area provides a space for children or pets to play.

A freehold detached home with a south facing rear garden which must be viewed to be appreciated.

DIRECTIONS

CW4 8LL - Main Road, 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, local pubs, train stations 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 and spas including numerous notable golf courses within easy reach. Annual festivals include Goosfest and Blue Dot.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East council tax band G

ENERGY PERFORMANCE RATING

EPC Rating C

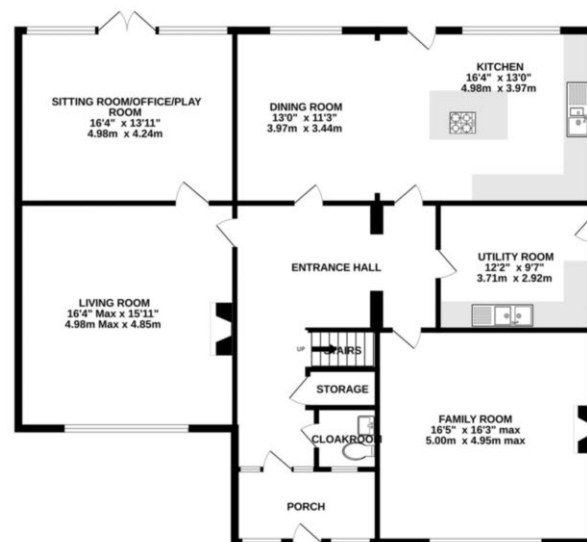
SERVICES (NOT TESTED)

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

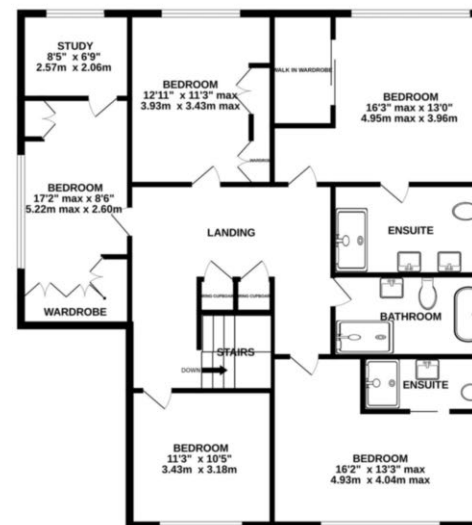
VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.



1ST FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 2761 sq.ft. (256.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

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**