

Chestnuts

Lower Withington



Andrew J Nowell
& Company



Chestnuts, Trap Street, Lower Withington, SK11 9EQ

A substantial detached bungalow occupying a substantial plot extending to 0.7 Acres. Situated in an idyllic rural location in Lower Withington with views onto the adjoining countryside.

- Development Potential
- Double Garage
- Three Bedrooms
- Over 2,000 Sqft

Chestnuts is a substantial detached bungalow which stands centrally within its spacious gardens and ground extending to approximately 0.7 Acres. The position would be ripe for further development of multiple dwellings (subject to the necessary consent).

The property consists of spacious and versatile accommodation extending to over 2,000 square feet. There is a large entrance hall, breakfast kitchen with traditional units and integrated appliances, living room with feature fireplace, dining room, conservatory, sun room, utility/boiler room and integrated double garage.

There is a principal bedroom suite with large dual aspect bedroom with fitted wardrobes and en-suite bathroom. There are two further bedrooms and the family bathroom with separate WC. The family bathroom has been recently refitted with separate bath and walk-in shower and bespoke tiling.





Externally the property is approached via a tarmac driveway leading to the integrated double garage with electric up and over garage door.

The gardens and grounds which extend to over 0.7 acres mainly consist of a large lawn, stone flagged patios and an abundance of mature trees and shrubs, the property boasts an open aspect across the adjoining fields.

The property is offered for sale with no onward chain.

Chestnuts is set in a highly desirable and sought after rural location, enjoying delightful open outlook to front and rear. The village of Lower Withington has wonderful local walks and Public Houses, yet the more comprehensive centres of Chelford, Alderley Edge and Wilmslow are within easy reach. These centres offer an excellent range of shopping, educational and recreational facilities, with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are close to hand.

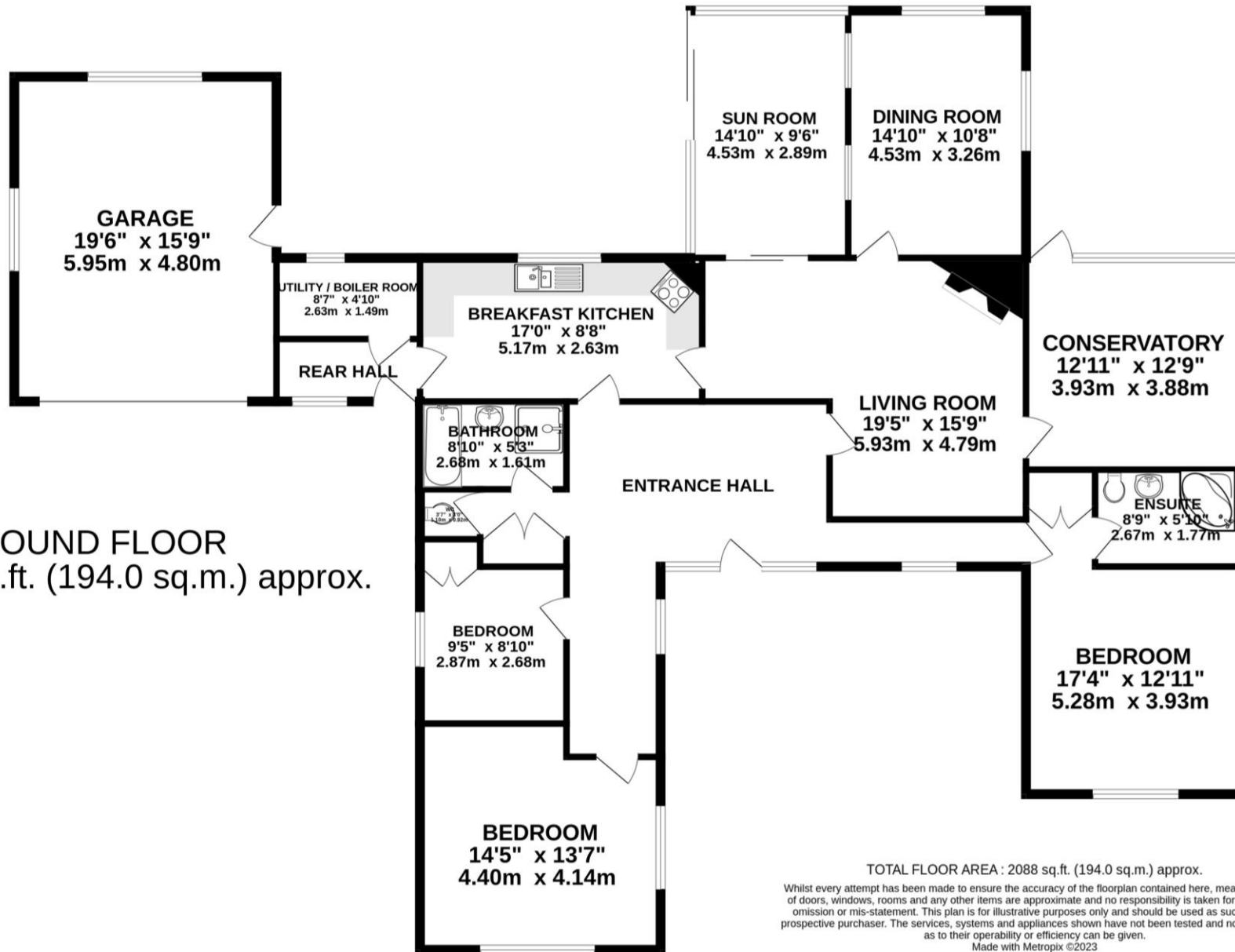
Postcode – SK11 9EQ

What 3 Words – [///script.pixel.scrub](https://script.pixel.scrub)

Council Tax Band – G

EPC Rating – E

Tenure – Freehold



GROUND FLOOR
2088 sq.ft. (194.0 sq.m.) approx.

TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

8 London Road, Alderley Edge, Cheshire SK9 7JS
Email: mail@andrewjnowell.co.uk

T 01625 585905
www.andrewjnowell.co.uk

Andrew J Nowell
& Company

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. 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. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and 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. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.