



Mere House  
Siddington

Andrew J Nowell  
& Company



## Mere House, Congleton Road, Siddington, SK11 9JR

An impressive lakeside residence nestled at the end of a long private driveway with stunning views across the adjoining Redesmere Lake.

- 1.3 Acres
- Swimming Pool
- Lakeside Views
- Idyllic Location

Once the game keepers cottage for the Capesthorpe Estate, Mere house is an charming countryside residence in a superb idyllic setting.

The property offers spacious and versatile accommodation with an abundance of charm and character throughout.

On the ground floor is the entrance hall, breakfast kitchen with traditional units and integrated appliances, dining room with built in wine store, living room and library both with sun rooms off, snug, large laundry room/utility, cloakroom WC and two large storage rooms.

To the first floor the principal bedroom suite boasts stunning lakeside views, en-suite bathroom and dressing room. There are three further double bedrooms and two bathrooms. The second bedroom has a large roof terrace which enjoys wide angle views across the neighbouring fields.

Externally the property is approached via a long private driveway leading through a set of wrought iron gates to the large driveway and two detached carports. The main extent of the gardens extend to the rear and are approximately 1.3 acres. There are charming formal lawns with stone flagged patios and flower beds. There are a wealth of mature trees and shrubs along with access to Redesmere Lake.







There is an outside swimming pool and pool house with gym/games room and shower room on the ground floor and accommodation above along with a tennis court with walled surround.

Situated in an idyllic lakeside location surrounded by Cheshire Countryside, Mere House is a unique opportunity. The house is within easy reach of the centres Alderley Edge, Knutsford, Wilmslow and Macclesfield which offer everything for day to day needs, excellent schools, fine restaurants and transport links to Manchester and London.

The property is offered for sale with no onward chain.

### Important Information

Council Tax – H

EPC Rating – E

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank (It is likely the tank does not meet the current regulations)

Parking: Driveway

What 3 Words – [///forbids.cook.lands](http://forbids.cook.lands)

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Satellite broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



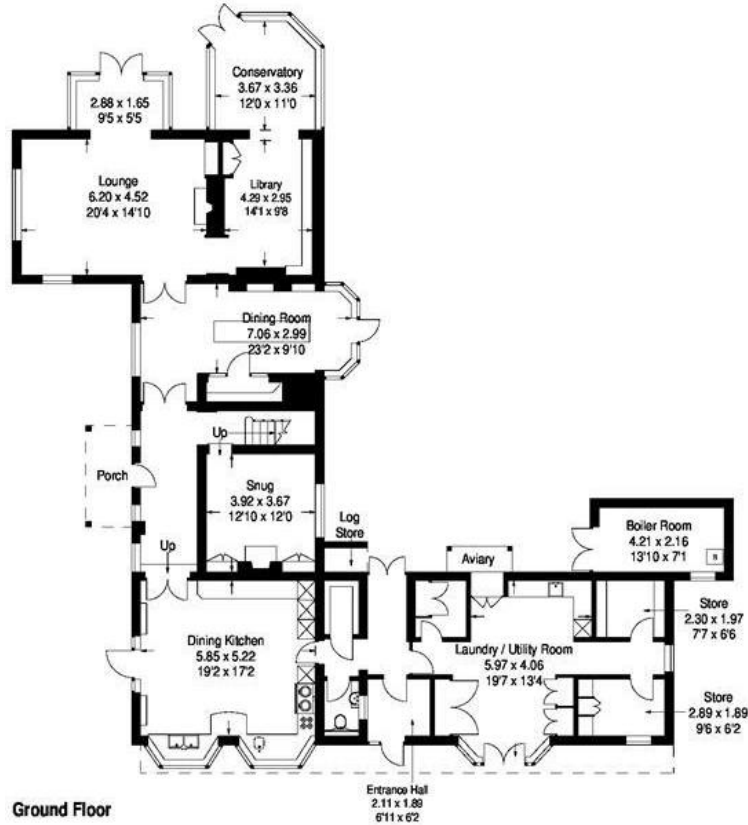
Mere House, Congleton Road, Siddington, Cheshire.



Gross internal area ( approx ) :-  
371 sq m / 3995 sq ft

Annexe ( approx ) :-  
57 sq m / 613 sq ft

Car Ports / Store ( approx ) :-  
54 sq m / 579 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless otherwise stated. Windows and doors are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

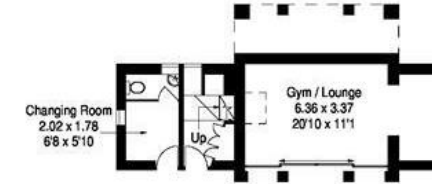
Annexe

Not Shown in Correct Location / Orientation



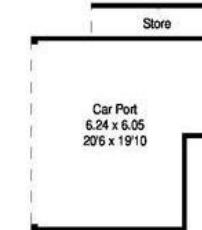
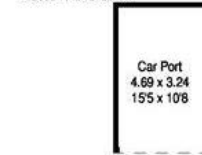
First Floor

- Reduced Headroom Below 1.50m / 5'0"



Ground Floor

Not Shown in Correct Location / Orientation



8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://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.