

Park House

Lower Withington



Andrew J Nowell
& Company



Park House, Holmes Chapel Road, Lower Withington, SK11 9AE

A beautifully presented, characterful country home offering immaculate accommodation in this idyllic semi-rural location with stunning lakeside views.

- Beautifully presented
- Open plan living
- Lakeside views
- Well stocked gardens

A serene retreat nestled by the water's edge, this charming lakeside cottage offers a perfect blend of tranquility and rustic elegance. Surrounded by breathtaking natural beauty, it boasts panoramic views of the neighboring lake, with lush greenery and mature trees providing a peaceful sanctuary.

Completely overhauled by the current owners Park House features cozy interiors with exposed wooden beams, bi-fold Crittall doors and large windows that flood the space with natural light. The spacious living area opens onto a sunny terrace.

Open oak porch leading into the ground floor accommodation briefly comprising of open dining room, living room, fully fitted kitchen with central island and a range of quality fittings, orangery, and cloakroom with WC.

Upstairs is the principal bedroom with lakeside views, en-suite bathroom and balcony, two further bedrooms and a shower room.







Externally the property is approached via electrically operated gates with gravelled driveway leading to parking for several cars, detached brick double garage with attached storeroom.

Boasting Beautiful, landscaped gardens with well stocked borders, lawns, pathways, patios, pergola (draped with a mature wisteria), greenhouse, summerhouse and terrace all with stunning lakeside views.

Situated in an idyllic position within Lower Withington and within easy reach of the centres of Alderley Edge and Knutsford.

Important Information

What 3 Words – [///scarecrow.cupboards.earphones](https://www.what3words.com/#!/scarecrow.cupboards.earphones)

Council Tax – E

EPC Rating – D

Tenure – Freehold

Heating: LPG Central heating

Services: Mains Electric & Water, Drainage via Septic Tank

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of flooding.

Broadband**: Ultrafast broadband available at the property.

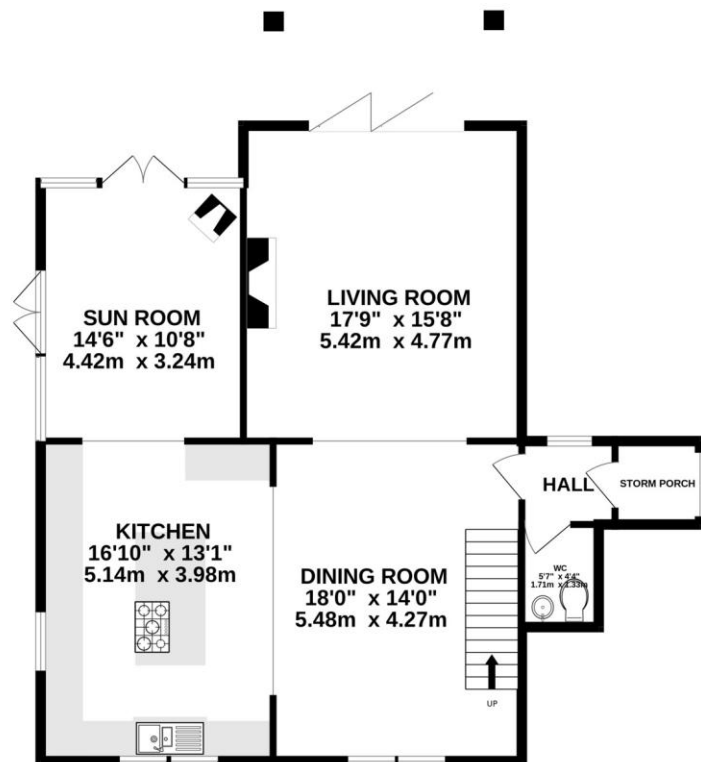
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors.

* 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.



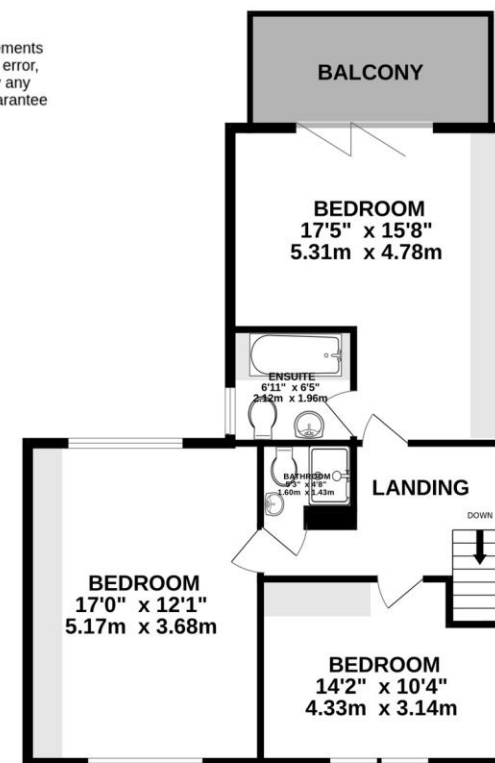
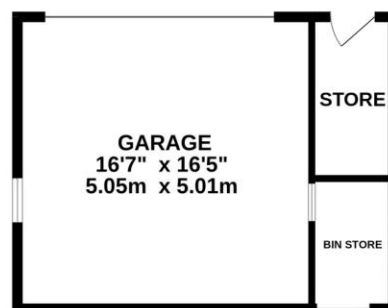


GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.

TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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.

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1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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