



Outskirts of Knutsford

Price Guide £3,250,000

- Substantial home situated in beautiful semi-rural surroundings
- 6 bedrooms in the main home, plus further annex with 7th bedroom
- A mature tree line gives an excellent degree of privacy
- Heated ceramic pool
- Luxury Lusson Stone bathrooms
- A Southernly open aspect with stunning views over the Cheshire countryside
- Approx 1.11 acres with sweeping 100m driveway
- Separate annex containing 7th bedroom, bathroom, gym/Leisure suite
- 4 of the bedrooms lead onto balconies
- Fully equipped CCTV & security system



Introduction

This stunning home is situated in beautiful semi rural surrounds, whilst within easy reach of the thriving Knutsford town centre, and with excellent access to the main road and motorway network. The property is accessed through electric gates, along its own long winding driveway, hidden from the road. A mature tree line borders the front and sides of this spacious over one acre plot, giving an excellent degree of privacy. The long driveway opens to a turning circle, and parking area, in front of the grand facade. Outside lighting illuminates the driveway and grounds of the property through the evenings. Beautiful landscaped gardens include seating areas, lawns, and a heated outdoor pool, overlooking the beautiful Cheshire countryside and greenbelt beyond the gardens of the property. The property comprises: GF: porch; reception hall; light and bright and spacious kitchen/ dining/ family room with media wall; utility room; dining room; sitting room/ office; cinema room; shower (flexible space offering potential for downstairs en-suite

bedroom). 1st floor: spacious master suite with dressing area, bedroom with balcony and views, large en-suite luxury Lusso stone shower and bathroom; four further double bedrooms; main bathroom. Annex: spacious gym/leisure suite with en-suite office/ bedroom above; large bifold doors opening to the large side garden. Can be converted back to garaging/ part garage. No chain. Further information : the map pin is not set directly to the exact property location for security and discreet marketing purposes. The property is on the outskirts of Knutsford, just a few minutes drive.

General

Gas fired central heating is underfloor on ground floor, black finished solid wood panelled doors throughout, black finish electrical fittings.

Reception Hall

A large double height reception hall; two front facing UPVC double glazed windows; a composition external door with multipoint lock, central double glazed view

panel and semi-circular fanlight over; ceiling with coving; walls with wood panelling to dado height; recessed spotlights and central chandelier light fitting hanging from first floor ceiling; stairs to first-floor with storage cupboard under; grey marble effect large format porcelain floor tiles; and doors off to study, lounge, kitchen diner, cloakroom, and dining room.

Cloak Room

Interior room with recessed spotlight; floor continuation from hall; and wall hanging space; leading through a WC.

Downstairs WC

Side aspect UPVC double glazed window; recessed spotlights; walls fully tiled in white gloss finish marble effect with matching grey floor tiles; Lusso black rectangular wall hung vanity hand washbasin with gold finish wall mounted tap; and matching WC with concealed cistern.

Dining Room

Dual aspect room with front and side facing UPVC double

glazed windows; ceiling coving and central light fitting; grey wood plank effect laminate flooring.

Kitchen Living/Family Room

Double glass paneled doors from entrance hall and two tri-fold double glazed doors to the rear terrace; three rear aspect UPVC double glazed windows; and a roof light from the balcony above; ceiling mounted spotlights six hanging lights over the breakfast bartable; floor continuation from hall; a fitted unit with space for TV and Evonic fire.

A range of navy paint finish fitted units, including a large breakfast bar with thermostatic wine holder, and an island unit, both with gloss white marble tops.

The fitted appliances include a Siemens microwave oven, a pair of Bertazzoni fan ovens; LG Instaview side-by-side fridge freezer with water and ice dispenser, Siemens larder fridge freezer, Fisher Paykel four burner the induction hob with matching gas wok burner and Caple worktop mounted extractor, Siemens dishwasher, a pair

of undercounter wine coolers, and a Kaelo recessed countertop wine cooler in the breakfast bar table.

Utility Room

Dual aspect room with front and rear facing UPVC double glazed windows and a double glazed external door to rear; recessed spotlights; floor as kitchen; range of navy blue paint finish wooden base units with white painted wood work tops, gold finish knob handles, and a rustic black tile splashback; an undermounted Belfast sink; plumbing for laundry machines; wall mounted extractor; and door off to cinema room.

Lounge

Dual aspect room with the rear facing UPVC double glazed windows opening directly via archway from kitchen with door from reception hall; ceiling coving and recessed spotlights; wall mounted picture lights; radiator in grey finish and open fire with vintage black marble mantel and surround and polished black marble hearth with cast iron insert.

Cinema Room

Dual aspect room with front facing UPVC double glazed windows and rear facing trifold door to terrace; recessed spotlights and wall mounted picture lights; black metallic coated vertical designer radiator; door to storeroom housing water tank and two gas boilers; and door off to shower room.

Shower Room

Rear aspect UPVC double glazed window with obscured glass; recessed spotlights and extractor; walls fully tiled in gloss white with matching marble effect floor tiles; white ceramic low-level cistern and pan with matching pedestal hand washbasin and fully tiled shower cubicle with chrome finish mixer shower with toughened glass trifold door.

Sitting Room/Study

Front aspect room with UPVC double glazed window; wood laminate flooring; ceiling coving and central light fitting, fireplace with open flue and black iron mantel and surround and green marble insert with matching hearth.







Stairs & First-floor Landing

Open dogleg staircase with turned spindles and newel posts; walls have wood panelling to dado height: ceiling coving with recessed spotlight and loft access hatch and ceiling light fitting; linen store; and doors off to the master bedroom suite, five further bedrooms, and the family bathroom.

Primary Bedroom

Dual aspect room with UPVC double glazed windows to front and trifold door to balcony at rear; two ceiling light fittings; black finished double radiator; and door to ensuite bathroom.

Dressing Room -

Front aspect UPVC double glazed window; recessed spotlights; part sloping ceiling and part flat with coving; two black powder coated single radiators; a range of three double wardrobes with hanging space and the recess with dressing table and mirror with integral

lighting; door off to master bedroom.

Ensuite -

Rear aspect room with UPVC double glazed window; recessed spotlights and extractor; walls fully tiled in large gloss marble effect tiles in white with matching floor tiles; gold finish designer vertical radiator; walk-in wet room style shower with goldmetal framed toughened glass panels, fully tiled walls and a gold finish wall mounted mixer shower; Lusso square bath with wall mounted chrome taps; white ceramic low-level WC with concealed cistern; white finish Lusso double his and hers wall mounted vanity washbasin with wall mounted gold finish taps and gold framed mirror over.

Bedroom 2

Rear aspect room with UPVC double glazed window and trifold door to balcony; ceiling light fitting; white single radiator; and a range of white painted wood fitted wardrobes with gold knob handles consisting of three doubles with a recessed shelving area.

Bedroom 3

Front aspect UPVC double glazed window; ceiling light fitting; dado rail; white single radiator; and door to ensuite shower room.

Ensuite shower room-

Side aspect UPVC double glazed window; recessed spotlights, one combining extractor; grey marble effect fully tiled walls; matching floor tiles; white ceramic suite consisting of wall hung vanity hand washbasin and low-level WC with concealed cistern; Showerlux walk-in shower cubicle with fully tiled walls, acrylic tray, toughened glass trifold door, and wall mounted chrome mixer shower.

Bedroom 4

Rear aspect room with black powder coated trifold door opening to balcony; ceiling light fitting; and a white single radiator.

Bedroom 5

Rear aspect room with black powder coated trifold door opening to balcony; ceiling light fitting; and black enamel designer radiator.

Bedroom 6

Front aspect UPVC double glazed window; ceiling light fitting; and white enamel vertical designer radiator.

Family Bathroom

Side aspect UPVC double glazed window; recessed spotlights and extractor; walls fully tiled in grey stone effect with matching marble effect floor tiles; black finish Lusso vanity hand washbasin with wall mounted taps and matching low-level WC with concealed cistern; walk-in Lusso floor level shower cubicle with black marble effect wall panels, two toughened glass fixed walls, and a black finished wall mounted mixer shower with raindance showerhead; a circular black Lusso bath with floor mounted black finished taps and handheld shower; black enamel wall mounted ladder heated towel rail; and wall mirror with fitted integral light.

Balconies

There is a large, 3.50m x 14.36m (11'6"x47,2"), balcony over the kitchen and lounge with a grey stone effect tiling floor with a toughened glass floor panel over the kitchen; toughened glass safety balustrade; and black finished bulkhead lights. A smaller balcony, 1.90m x 2.90m (6'3"x9'6"), is accessed from the master bedroom with pale wood plank flooring; toughened glass safety balustrade; and black finish bulkhead lights.

Annex

Gym/Leisure Suite - 10.63m into recess x 6.48m (34'11"x21'3")

Triple aspect room with side facing UPVC double glazed window and front facing powder coated windows including a trifold door to front and double trifold to the rear; door to a staircase and outside access door on left; two grey powder coated designer radiators; recessed spotlights and three hanging lights; white gloss marble effect porcelain floor tiles with recessed training mat.

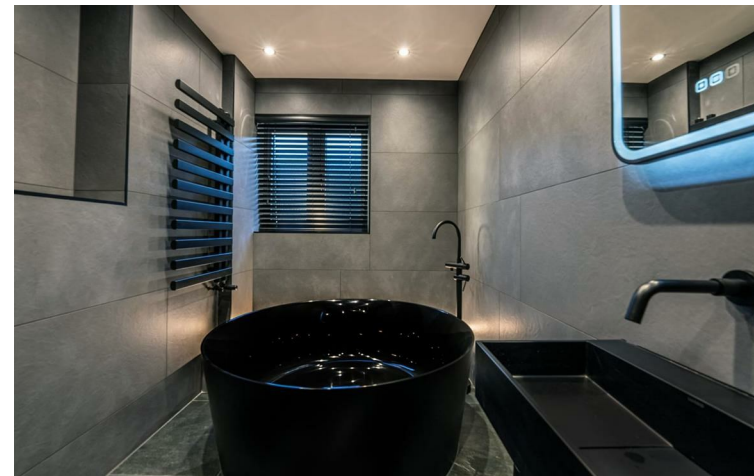
Living room/office/bedroom - 8.19m x 4.84m

Accessed via staircase with doors from gym and exterior at ground level; dual aspect room with circular double glazed window to side and front and rear facing dormer windows in UPVC double glazing; vaulted ceiling with recessed LED spotlights; two white finished double radiators; four eaves storage cupboards; kitchenette with stainless steel sink, a two hob halogen hob, a Russell Hobbs microwave combination oven, and a Stengel refrigerator with icebox; door to wetroom.

Wet Room

Dual aspect room with front and rear facing UPVC double glazed windows; vaulted ceiling with recessed the LED spotlights and extractor; walls fully tiled in travertine effect ceramic with matching floor tiles; Imperial white ceramic vanity hand washbasin in the foem of a bowl set on a wooden cabinet with chrome taps; matching low-level WC with concealed cistern; walk-in wet room shower area with curved toughened glass panel and chrome wall mounted shower with raindance showerhead.



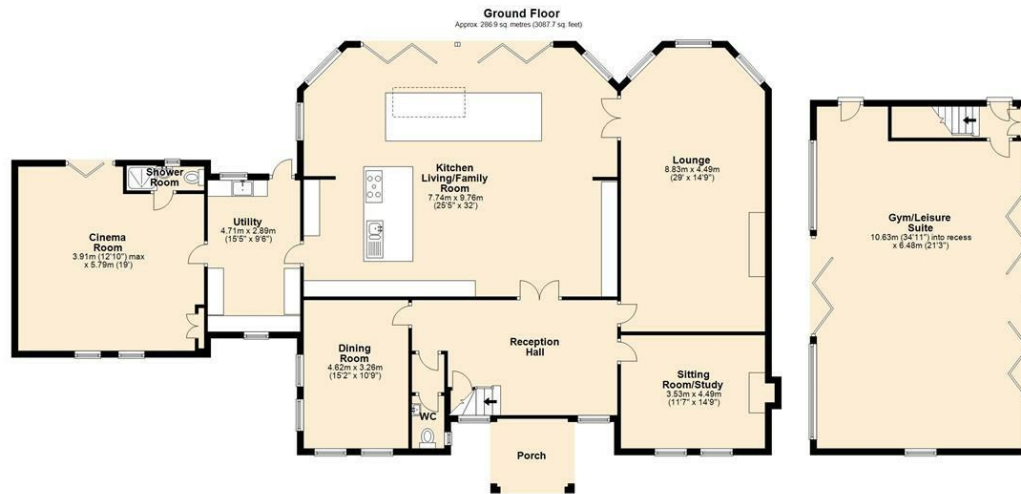


External

The property is accessed via remotely controlled gate to a herringbone brick paved driveway and turning circle with parking for several vehicles.

Behind the annex there is a large lawned area with timber deck and towards the rear and a timber built toolshed.

To the rear of the house is a large stone paved terrace running along full width and one side of house, including an 11 x 4 meter swimming pool heated by an air source heat pump. The boundary is a mixture of paling fencing and mature hedges enclosing lawn and mature beds.



Council Tax Band:
Tax Band H

Tenure:
Freehold

Local Authority:
Cheshire East

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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