



**GASCOIGNE
HALMAN**

3 LAWTON HALL, LAWTON HALL DRIVE, CHURCH
LAWTON, CHESHIRE

THE AREAS LEADING ESTATE AGENT



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An elegant two-storey home situated within this exclusive development of Grade II listed Lawton Hall. Featuring generous living space, original character, lake views, patio and double carport. NO ONWARD CHAIN.

Church Lawton is a highly regarded semi-rural village, offering an enviable balance between countryside living and excellent connectivity. Surrounded by open farmland and picturesque scenery, the village enjoys a peaceful and established setting whilst remaining conveniently positioned for access to a range of commercial centres and amenities.

The area is particularly well placed for commuters, with easy access to the M6 motorway via Junction 16, providing excellent road links to Manchester, Birmingham and the wider North West motorway network. The nearby A500 also offers convenient connectivity across Cheshire and Staffordshire.

Rail connections are readily available from nearby Alsager & Kidsgrove railway stations, which provides direct services to Crewe, Stoke-on-Trent and Derby, with onward national connections available from Crewe station to London Euston in approximately 1 hour 30 minutes. Manchester Airport is only a short drive away.





DESCRIPTION

Lawton Hall is one of Cheshire's most distinguished historic country house estates, with origins dating back to the early 17th Century. Situated within the picturesque village of Church Lawton, the Hall is of considerable architectural and historical significance, having once served as the residence of the prominent Lawton family.

In 2002, specialist developer Gleeson Homes undertook an extensive restoration and redevelopment of both the Hall and the wider estate, carefully preserving the historic fabric of the Grade II Listed building whilst sympathetically transforming the site into an exclusive private residential development. Particular emphasis was placed upon retaining many of the Hall's original character features, including coving/cornice work throughout, historic stonework, traditional architectural detailing and the mature landscaped surroundings, all of which remain prominent throughout these unique luxury residences.

The setting of the property is truly exceptional. Accessed via electronic gates, a sweeping private driveway meanders gracefully through the surrounding parkland, creating an immediate sense of arrival, grandeur and exclusivity. Lawton Hall itself is enveloped by beautifully maintained communal gardens and grounds, with the property enjoying delightful views across the lawns towards the lake beyond.

The property offers elegant and highly individual two-storey accommodation, accessed via a private entrance hall to the rear of the building. Upon entering, the first impression is one of exceptional volume and scale, enhanced further by the impressive ceiling heights throughout the principal living spaces.

The entrance hall, with understairs storage cupboard, and downstairs WC just off, provides access to the main downstairs accommodation. The lounge enjoys attractive views across the lawns to the front elevation and provides a superb principal reception room, complete with feature fireplace and generous proportions. Located just off the lounge is a versatile additional space, currently utilised by the present owners as a study area, although suitable for a variety of uses. There is also a useful storage cupboard off this room.

The dining kitchen is beautifully appointed and fitted with high-specification cabinetry, granite work surfaces, a central island unit and integrated appliances. Enjoying views over the private patio and towards the lake beyond, this room undoubtedly forms the heart of the home.

To the first floor, a spacious landing provides access to the bedroom accommodation. The principal bedroom suite is impressive in scale and benefits from a walk-in wardrobe together with a beautifully appointed en-suite shower room fitted with high-specification Villeroy & Boch sanitary ware, Grohe fittings and a large walk-in wet area. The second bedroom is equally well-proportioned and enjoys delightful views towards the lake to the rear. A stylish family bathroom fitted to the same high specification and useful storage cupboard on the landing completes the internal accommodation.

Externally, the property benefits from a patio area, ideal for outside dining or simply relaxing whilst enjoying the peaceful surroundings and open views across the grounds. The property also benefits from a double carport situated within a secure gated area, together with ample visitor parking.

This is a truly rare and unique offering, combining character, space and an outstanding setting within one of Cheshire's most prestigious historic developments. The professionally maintained grounds are kept to an exceptionally high standard and provide an enviable lifestyle surrounded by greenery, tranquility and fresh air.

An important additional benefit is that the property is offered for sale with no onward chain.

TENURE

Leasehold. 976 years remaining on the Lease.

GROUND RENT

£250 pa

SERVICE CHARGE

£260 PM

Includes, buildings insurance, grounds maintenance, private driveways maintenance, electronic gate maintenance, window cleaning, exterior maintenance of The Hall including painting.

LOCAL AUTHORITY

Cheshire East Council

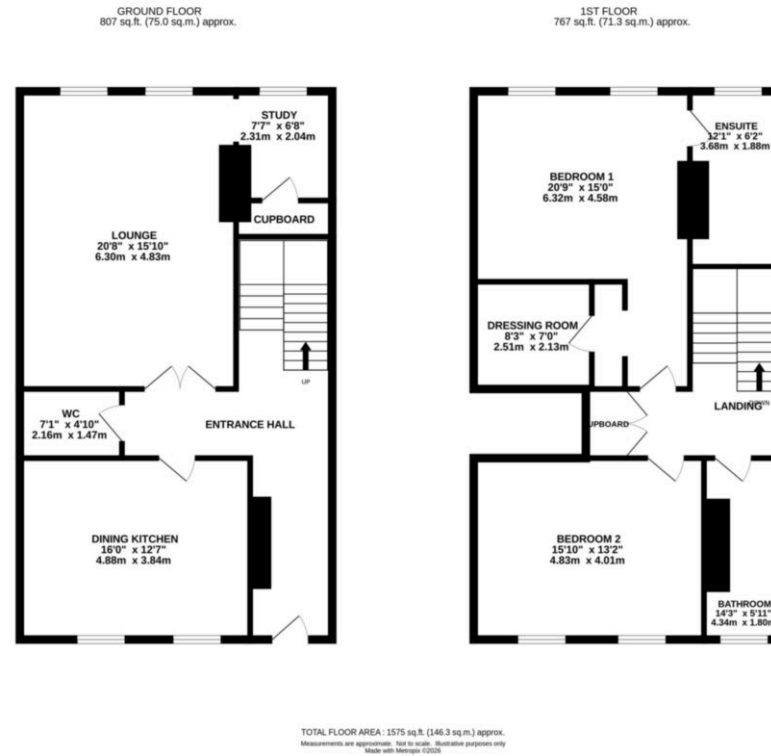
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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