



Knutsford
Croft Lane


IRLAM
of Knutsford



The Property

This beautifully presented, substantial detached modern family home has been sympathetically maintained and improved over the years to now offer light, spacious and extremely flexible living accommodation in a contemporary style. Particular mention must be made of the open plan living dining kitchen with central island and fitted appliances, the master bedroom suite with dressing area, en-suite bathroom and fitted wardrobes as well as the guest bedroom with en-suite bathroom, multiple reception rooms and substantial lower ground floor bedroom & living space.

Located in a super position in the heart of the Legh Road conservation area, enjoying a high degree of privacy on a secluded plot only a short walk to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over tarmac driveway through timber gate to a large block paved parking area for multiple vehicles, leading to the front entrance and double garage. The gardens are landscaped in design with multiple areas of interest. Laid to lawn in the main incorporating split level tiered garden to one side with Japanese themed flower beds and flagged patio area, hot tub and central steps leading down to summer house and covered vegetable garden. The gardens wrap around the rear of the property to a more open, level area featuring recently added Breeze House set within mature trees leading on to woodland trail through mature foliage augmented by external lighting.

Directions

From Knutsford Town centre proceed along Toft Road (A50) passing Paradise Garage on your right. Turn left onto Croft Lane where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, family home situated in a private, secluded location within The Legh Road Conservation area
- A short walk to the town centre & all amenities
- Substantial, flexible living accommodation of over 4700sq ft, set over three floors
- Lower ground floor has a fifth double bedroom, bathroom, TV/Media room and substantial games room which could also easily be converted into two separate rooms
- Open plan living kitchen with integrated appliances & separate utility room
- Five generous bedrooms & four bathrooms (two en-suite)
- Stunning, landscaped, private formal gardens with patios and lawned areas, summer house, breeze house and hot tub, ideal for alfresco dining and entertaining
- Private gated driveway & double garage





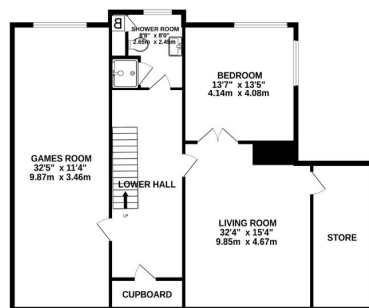


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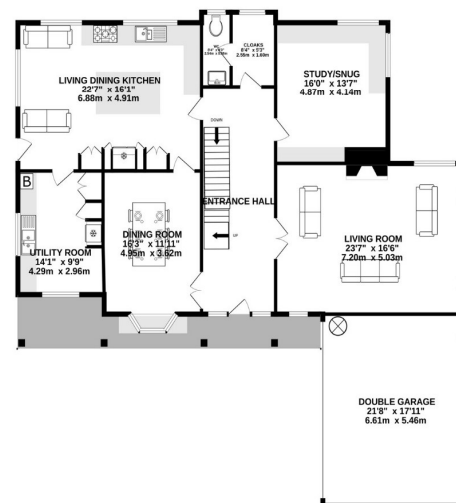


Price – £1,850,000
Postcode – WA16 8QH
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band H
EPC Rating – C

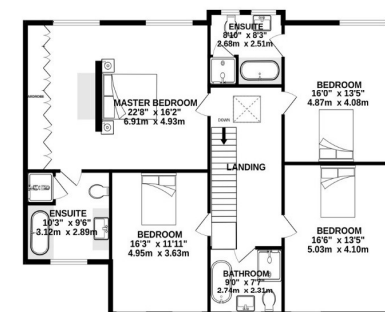
LOWER GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



GROUND FLOOR
2021 sq.ft. (187.8 sq.m.) approx.



1ST FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA: 4711 sq.ft. (437.7 sq.m.) approx.

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