



Tabley
The Stables, Tabley House



The Property

This immaculately presented two bedroom mews property forms part of the highly desirable Tabley House estate and is a beautiful example of conversion from a former stable block to a range of period style residences. The property boasts a blend of period and contemporary features with large sash windows and generous ceiling heights. Particular mention must be made of the well appointed en-suite bathroom and kitchen with fitted appliances in a modern style and breakfast bar.

Located a short drive from the cosmopolitan town of Knutsford and in striking distance of Hale whilst being ideally positioned for all major network links to the Northwest and beyond.

The well managed and very established communal grounds comprise; woodlands with lovely walks, a lake and folly and particular mention of the walled private garden with all weather tennis court and barbecue area. The property has the added benefit of having a garage situated in a block and allocated parking spaces.

Directions

From the roundabout in Canute Square in Knutsford follow Northwich Road for approximately a mile. After crossing over the motorway below take the next left at the main gates of the Tabley House Estate. Follow the private road bearing to your left up toward Tabley House. Once through the iron gates turn right into

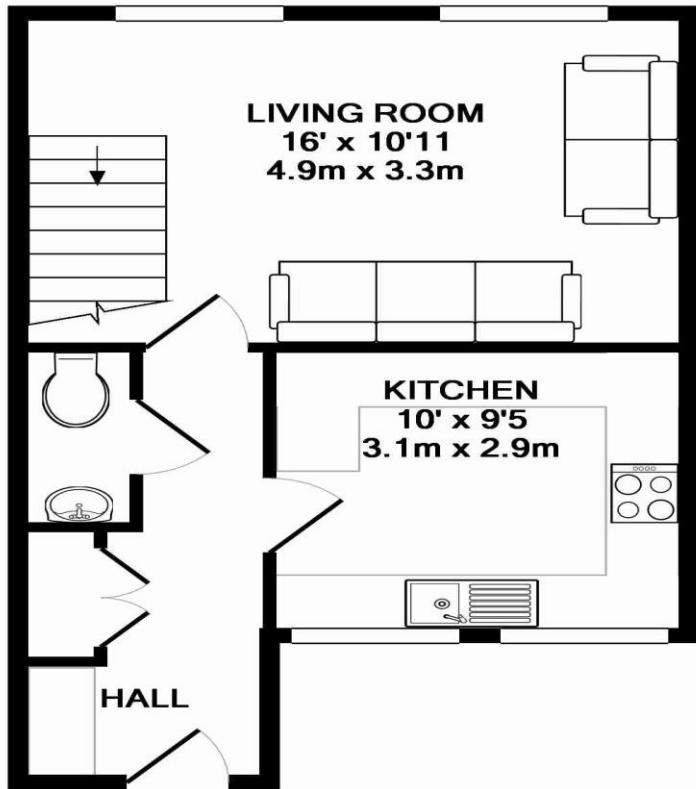
Tabley, WA16 0HA
The Stables, Tabley House
£375,000



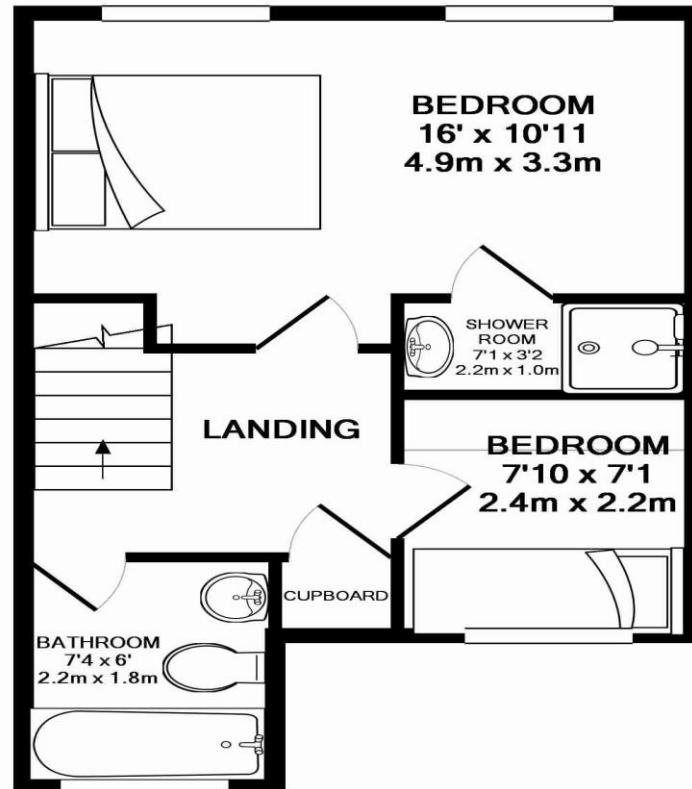
- A beautifully presented mews property
- Set within the grounds of Tabley House
- Modern fitted kitchen with appliances
- Two bedrooms
- Two bathrooms (one en-suite)
- Well managed and very established communal grounds
- Ample resident & visitor parking
- Garage

Postcode – WA16 0HA
EPC Rating – TBC
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band D





GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2015

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (a) 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;
 (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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;
 (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.