



FREEHOLD

House - Detached

BROOMLEIGH MERESIDE ROAD, MERE, KNUTSFORD, WA16 6QF

£1,350,000

FEATURES

- Exceptional detached family residence in prestigious Mere location
- Gated driveway
- Positioned opposite Tatton Park and moments from The Mere Golf Resort & Spa
- Five bedrooms, three bathrooms, three reception rooms
- Beautifully landscaped private gardens
- No Onward Chain



5 Bedroom House - Detached located in Knutsford

Occupying a superb private plot behind remote-controlled electric gates, this substantial residence extends to approximately 2,611 sq ft of beautifully appointed accommodation, complemented by a detached double garage, extensive driveway parking and mature landscaped gardens to both the front and rear.

Having been significantly enhanced by the current owners in recent years, the property offers an outstanding balance of elegant reception space, high-quality finishes and exceptional family practicality.

A spacious entrance hall creates an immediate sense of arrival, finished with attractive tiled flooring that continues seamlessly into the kitchen area. Positioned off the hallway is a beautifully remodelled ground floor W/C, finished with contemporary tiling and bespoke detailing.

To the front of the property, the principal lounge is an impressive reception room, centred around a natural stone fireplace with flame gas fire, whilst a large bay window provides attractive views over the front gardens and fills the room with natural light.

Adjacent to the hallway is a separate family room, offering excellent versatility and currently fitted with bespoke cabinetry, built-in storage and a charming bay window with window seating.

To the rear of the property lies the true heart of the home — an outstanding open-plan kitchen, breakfast and dining space designed for modern family living and entertaining. The kitchen is centred around a substantial island with stone work surfaces, dual sinks and a Quooker hot tap, whilst premium appliances include a Miele oven, two-oven Aga and American-style fridge freezer.

The adjoining dining and sitting area provides an exceptional entertaining space,

featuring a wood-burning stove, bespoke fitted shelving and French doors opening directly onto the rear terrace and gardens.

A separate utility room provides additional storage and practicality, with direct access to the driveway.

To the first floor, a spacious landing leads to four excellent bedrooms, three bathrooms and a separate dressing room.

The impressive principal suite enjoys views over the rear gardens and features a beautifully appointed en-suite shower room, whilst the dedicated dressing room offers bespoke fitted wardrobes and could easily be reconfigured as an additional fifth bedroom if required.

Bedroom two benefits from its own en-suite shower room, whilst two further generously proportioned bedrooms are served by a luxurious family bathroom complete with a separate bath and walk-in shower.

The first-floor accommodation offers excellent flexibility for growing families, multi-generational living or those seeking additional dressing/home office space.

Externally, Broomleigh continues to impress with beautifully maintained gardens to both the front and rear. The rear garden enjoys a private terrace accessed directly from the kitchen and dining space, creating the perfect setting for outdoor entertaining, whilst expansive lawns and mature landscaping provide excellent privacy.

To the front, electric gates open onto a substantial gravel driveway providing parking for multiple vehicles, alongside access to the detached double garage.

Location

Mereside Road is regarded as one of Cheshire's most desirable residential addresses, positioned directly opposite Tatton Park and moments from The Mere Golf Resort & Spa. Knutsford town centre is only a short drive away, offering an excellent range of restaurants, bars, boutiques and everyday amenities, whilst Hale, Altrincham, Manchester Airport and major motorway networks are all easily accessible. Broomleigh presents a rare opportunity to acquire a substantial and beautifully appointed family home within one of Cheshire's most prestigious postcodes, combining privacy, lifestyle and exceptional accommodation in equal measure.



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TOTAL FLOOR AREA : 2611 sq.ft. (242.6 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

