



Lawrence Way, Knutsford

£1,295,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Lawrence Way

Knutsford

**Council Tax band:** TBD

**Tenure:** Freehold

**Services (NOT TESTED):** services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

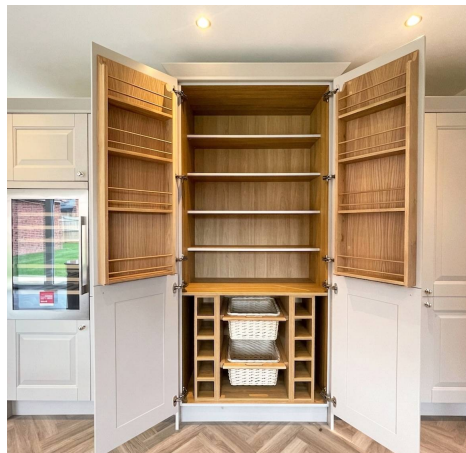
**Local Authority:** Cheshire East

**EPC Energy Efficiency Rating:** TBC

**Total Floor Area:** 2643 sqft approx

**Viewings:** Viewings strictly by appointment through the agents

- Exceptional 5 Bedroom, 4 Bathroom Detached Residence
- Part of the Inspired Collection by Redrow
- Eco Electric Design with Fabric-First Build for Enhanced Energy Efficiency
- Air Source Heat Pump, South Facing Solar Panels & Electric Vehicle Charging Point
- Impressive Galleried Entrance Hallway with Cloakroom & W.C
- Spacious Reception Rooms & Versatile Home Office/Playroom
- Stunning Full-Width Living Dining Kitchen with Laura Ashley Design, Silestone Worktops & Siemens Appliances
- Principal Suite Featuring Hammonds Fitted Dressing Area & High Specification En-Suite
- Beautifully Landscaped South Facing Gardens
- Large Driveway & Detached Double Garage



# Lawrence Way

## Knutsford

The Tabley by Redrow is an exceptional five-bedroom, four bathroom detached residence that sets a new benchmark for refined modern living, seamlessly blending architectural elegance with cutting-edge sustainability. Forming part of the highly sought-after Inspired Collection, this home has been meticulously crafted to deliver an uncompromising standard of design, finish, and comfort throughout.

Constructed within the Eco Electric range, the property embraces a fabric-first approach to energy efficiency, ensuring outstanding thermal performance and long-term sustainability. This forward-thinking design is complemented by an air source heat pump, south-facing solar panels and an electric vehicle charging point, creating a home that is as efficient as it is luxurious.

Upon entering, a striking galleried hallway immediately establishes a sense of scale and grandeur, setting the tone for the accommodation beyond. The ground floor has been thoughtfully designed to balance open-plan living with beautifully defined spaces. A generous family room and an elegant formal living room provide refined areas for relaxation, while a dedicated home office offers a comfortable environment for remote working.



# Lawrence Way

## Knutsford

To the rear, the true heart of the home unfolds in the form of an impressive full-width living dining kitchen, an outstanding space designed for both everyday living and sophisticated entertaining. The bespoke Laura Ashley kitchen is finished to an exceptional standard, featuring Eternal Silestone worktops, a full suite of premium Siemens appliances and stylish Porcelanosa tiling. Expansive south-facing patio doors flood the space with natural light, enhancing the sense of openness and seamlessly connecting the interior with the garden beyond. A well-appointed utility room sits discreetly off the kitchen, combining practicality with effortless style.

Ascending to the first floor, a galleried landing continues the home's sense of space and architectural interest. Five beautifully proportioned bedrooms provide versatile and luxurious accommodation, three of which benefit from elegantly appointed en-suite facilities. A sumptuous family bathroom serves the remaining bedrooms with equal style and quality. The principal suite is particularly impressive, offering the feel of a private sanctuary, complete with a bespoke Hammonds fitted dressing area and a substantial en-suite bathroom of exceptional specification.



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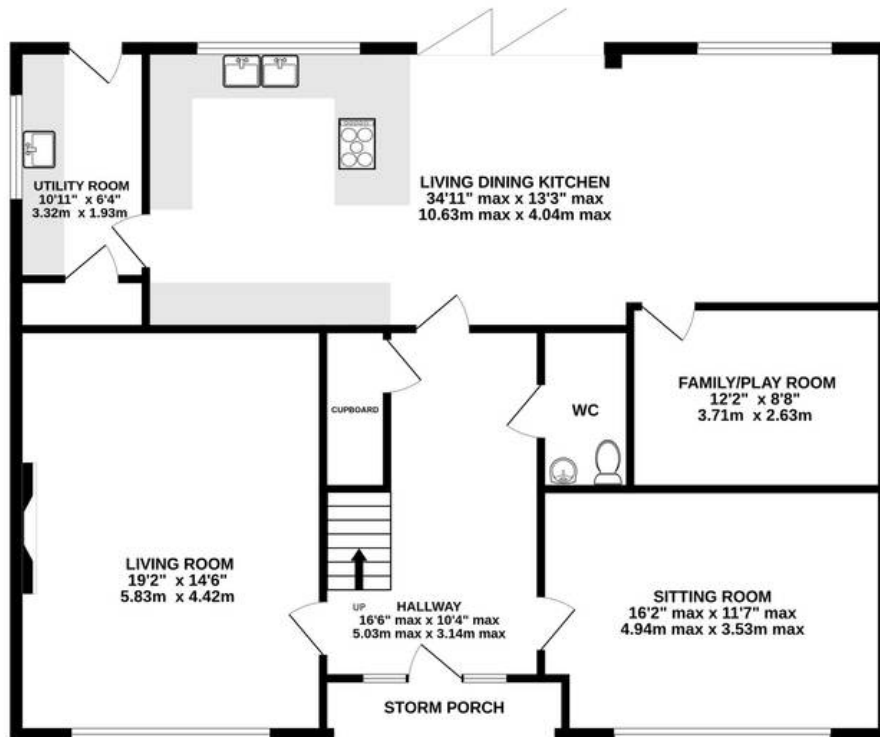
## Knutsford

Every detail within The Tabley has been carefully considered to create a cohesive and luxurious living environment. A statement white oak staircase with fitted runner and satin nickel rods provides a stunning focal point, while Porcelanosa tiling enhances the ground floor and wet areas with a sleek, contemporary finish. Soft carpeting extends throughout the principal living spaces and all bedrooms, adding warmth and comfort, while fitted Hammonds wardrobes to four bedrooms deliver both elegance and practicality. Light fittings and window dressings have been thoughtfully installed, ensuring the home is ready to be enjoyed from the moment you arrive.

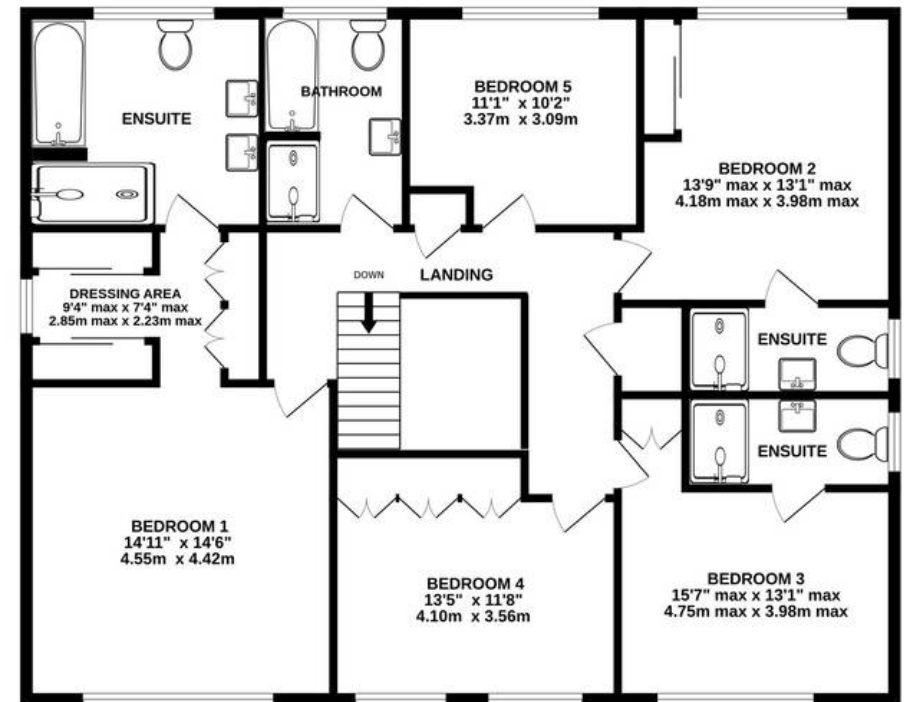
Externally, the property enjoys a desirable south-facing aspect, with beautifully landscaped gardens to both the front and rear, designed to maximise sunlight and provide a tranquil setting for outdoor living and entertaining. A generous driveway leads to a detached double garage, completing this exceptional home.



GROUND FLOOR  
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR  
1320 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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