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Knutsford | Cheshire | WA16 8QN

£2,695,000

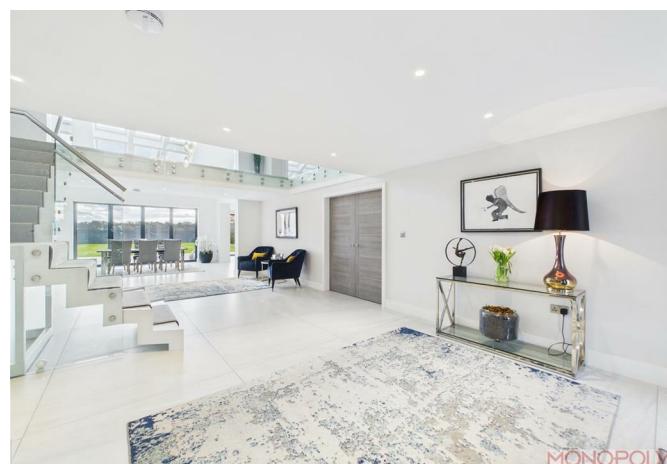
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An exceptional five-bedroom, five-bathroom detached residence, positioned behind secure electric gates on the prestigious Goughs Lane in Knutsford, on the edge of the Leigh Conservation Area. Designed with contemporary architecture and high-quality finishes, the property offers generous and versatile open-plan living. The ground floor is centred around an impressive open-plan entrance hall leading into a spacious kitchen, living and dining area, forming the heart of the home, which flows seamlessly into an open-plan games room. Further accommodation includes a formal reception room, currently utilised as a cinema room, together with a cloakroom, downstairs WC and gym. To the first floor, a striking galleried landing leads to a luxurious principal suite comprising a bedroom, bespoke dressing room and en-suite bathroom. Four further well-proportioned bedrooms are offered, three of which benefit from en-suite facilities, alongside a contemporary family bathroom. Externally, the property is approached via double electric gates with intercom and keypad entry, opening onto a generous gravelled forecourt providing ample off-road parking. The rear garden features an extensive paved terrace ideal for entertaining, leading onto a large, level lawn bordered by mature hedging. The grounds are enhanced by exterior lighting, power points and water supply, with gated side access and open views across surrounding greenery and countryside beyond. Goughs Lane is one of Knutsford's most desirable addresses, combining a peaceful semi-rural setting with convenient access to Knutsford town centre, Tatton Park, boutique shops, cafés, restaurants and highly regarded schools. Excellent transport links connect the area to Manchester and the wider Cheshire region.

- FIVE BEDROOM, FIVE BATHROOM DETACHED CONTEMPORARY FAMILY HOME
- PRESTIGIOUS LOCATION ON GOUGHS LANE, KNUTSFORD
- POSITIONED ON THE EDGE OF THE LEIGH CONSERVATION AREA
- IMPRESSIVE OPEN-PLAN KITCHEN, LIVING AND DINING SPACE
- GAMES ROOM, GYM AND CINEMA / FORMAL RECEPTION ROOM
- GALLERIED LANDING WITH GLASS BALUSTRADES
- PRINCIPAL BEDROOM WITH BALCONY, EN-SUITE AND DRESSING ROOM
- SECURE ELECTRIC GATES WITH INTERCOM AND PRIVATE FORECOURT PARKING
- EXTENSIVE REAR TERRACE AND LANDSCAPED GARDEN WITH COUNTRYSIDE OUTLOOK
- HIGH SPECIFICATION FINISH INCLUDING AIR CONDITIONING AND UNDERFLOOR HEATING



Approach & Forecourt

The property is approached via impressive double electric gates with security keypad and intercom, complemented by a separate pedestrian access gate. Beyond, a spacious gravelled forecourt provides generous off-road parking and an immediate sense of privacy. A sheltered front porch with external lighting creates a refined arrival point and leads through to the interior of the home.

Entrance Hall

Double composite front doors with glazed panels allow entry to a striking and spacious entrance hallway creating an immediate sense of quality and scale. The space features tiled flooring and recessed LED lighting, enhancing the bright and contemporary feel. Double doors open into the formal reception/cinema room, while further doors provide access to the cloak area, ground floor WC and gym. A feature staircase with glass balustrade and carpeted treads rises to the first-floor gallery landing, adding architectural interest and a modern focal point. The hallway also opens seamlessly into the dining area, creating an impressive and fluid layout.

Cinema Room/Formal Reception Room

A superbly proportioned cinema room offering a versatile formal reception space. The focal point of the room is a sleek media wall incorporating an electric fireplace, with built-in storage cupboards either side. uPVC double glazed doors to the front elevation are fitted with electric roller blinds for added privacy. The room is completed with plush carpet flooring, recessed LED lighting, two modern vertical radiators and additional French doors open into the adjoining games room.

Open Plan Kitchen/Breakfast Area

A stunning open-plan kitchen beautifully designed with a sleek range of wall, drawer and base units complemented by premium work surfaces. The impressive central island provides extensive storage and generous breakfast-bar seating, incorporating two

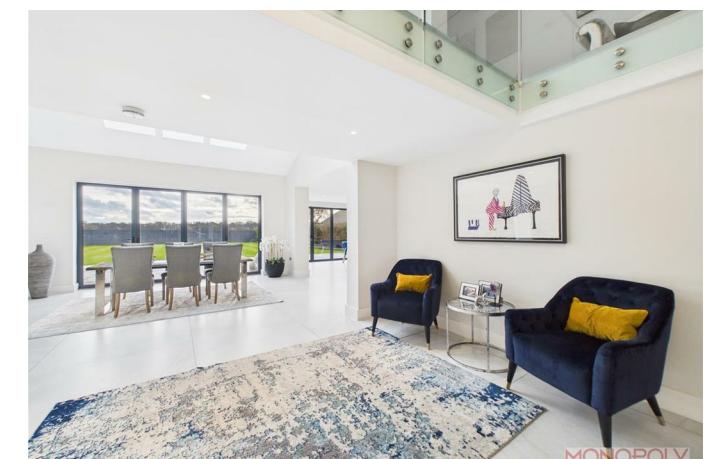
integrated wine fridges and an induction hob with downdraft extractor, creating a stylish and highly functional focal point. Further integrated appliances include two eye-level ovens, built-in microwave and plate warmer, integrated dishwasher, full-height fridge and freezer. A 1.5 composite inset sink with Quooker tap is set within the work surface, while recessed LED lighting, three pendant lights above the island, kickboard illumination and integrated power sockets enhance both practicality and ambience. The space opens seamlessly into the family lounge area, creating an ideal setting for modern living and entertaining. There are two floor-to-ceiling windows to the side elevation while a door provides access to the utility room. The room is finished with contemporary tiled flooring and a clean, minimalist aesthetic that perfectly complements the home's architectural design.

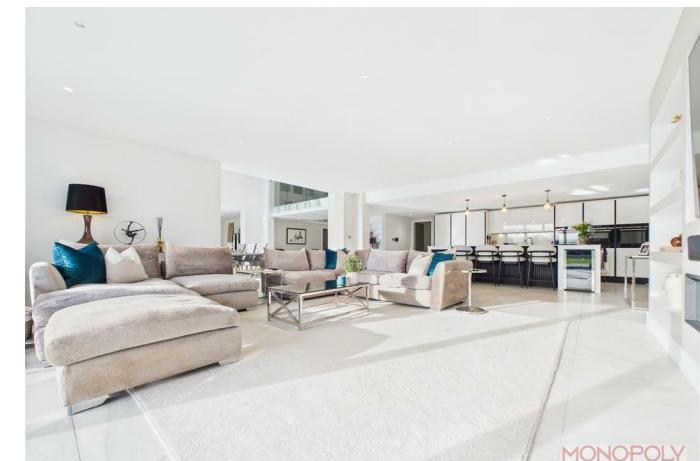
Utility Room

A beautifully designed utility room housing a range of gloss wall, drawer and base units with complimentary work surfaces over. The room features floor-to-ceiling cupboards and an additional full-height integrated fridge, along with bespoke wine storage shelving. There is plumbing and space for both a washing machine and dishwasher, together with a 1.5 composite sink unit with mixer tap over. Further benefits include recessed LED lighting, tiled flooring, a cupboard housing the electrical consumer unit, and a composite external door providing access to the side elevation.

Dining Area

The open-plan dining area forms the central hub of the home, connecting seamlessly with the living and games rooms. The space features Velux skylights, recessed LED lighting and bi-fold doors opening onto the rear terrace and garden, creating an ideal setting for entertaining. A glass-balustraded gallery landing above adds architectural interest, while large-format tiled flooring and neutral décor complete the contemporary finish.





Living Area

The living area forms part of the open-plan layout, connecting seamlessly with the kitchen and dining spaces. A contemporary media wall with integrated electric fire and LED shelving creates a focal point, while bi-fold doors with electric blinds open onto the rear terrace and garden. A floor-to-ceiling side window, recessed LED lighting and modern tiled flooring complete this generous and versatile living space.

Games Room

A spacious and versatile games room enjoying an excellent connection to the garden via bi-fold doors opening onto the rear terrace. The room benefits from large-format tiled flooring, recessed LED ceiling lighting and ample space for a range of leisure or recreational uses. French doors provide access into the cinema room, while the open-plan layout allows the space to flow seamlessly into the main living areas. Neutral décor and generous glazing ensure the room is bright and inviting, making it ideal for entertaining, family use or multi-purpose living.

Cloakroom

Door from the entrance hall leads to a cloakroom area with tiled flooring, recessed LED lighting, doors into downstairs WC and gym.

Gym

Gym area featuring sliding doors to the front elevation, specialist gym flooring, recessed LED lighting and air-conditioning. There are built-in storage cupboards, with two of these housing the boilers and water cylinder. The space offers excellent flexibility and could suit a variety of uses including a home gym, studio or hobby room.

Downstairs WC

Modern two-piece suite comprising a low-level WC and wash hand basin set within a vanity unit. Contemporary wall tiling, recessed LED lighting and an illuminated vanity mirror. Two uPVC double glazed windows to the front elevation provide natural light, with tiled flooring completing the space.

Gallery Landing

A contemporary staircase with glass balustrades and contemporary handrails leads to a spacious square-shaped galleried landing. The landing provides an open outlook over the ground floor and connects to a corridor leading to the additional bedrooms, family bathroom with an opening into the principal suite area. The space benefits from recessed LED lighting, a feature pendant light over the stairwell and neutral carpeted flooring throughout. Glass panels continue around the landing, enhancing the modern design and sense of openness.

Principal Bedroom Suite & Balcony

The principal bedroom suite is a generous and contemporary space, finished in soft neutral tones with plush carpeting throughout. The room benefits from recessed LED lighting, pendant bedside lighting, air conditioning and a modern vertical radiator, creating a comfortable and well-considered environment. An intercom system adds further convenience and security. Double sliding doors open directly onto a private balcony, enhancing the connection between the bedroom and the outdoor space. Additional sliding doors lead through to the principal en suite, providing a seamless and practical layout. The balcony is finished with tiled flooring and enclosed by a sleek glass balustrade, offering elevated views across the rear garden and surrounding countryside.

Principal En-Suite

The principal en-suite is finished to a high contemporary standard, featuring large-format tiled walls and flooring. The space includes a double vanity unit with his-and-hers basins, floating storage and illuminated mirrors with integrated shaver points. A walk-in dual hose shower with glazed screen sits alongside a freestanding bath with matte black fittings, complemented by a wall-mounted heated towel rail. Additional features include a low-level WC, recessed LED lighting, an extractor system, a window to the side elevation providing natural ventilation, and sleek modern sanitary ware, creating a stylish and practical bathroom suite.



Dressing Room

An exceptional dressing room featuring full-height fitted wardrobes with mirrored panels, offering extensive storage and a sleek, contemporary finish. Soft carpeted flooring and recessed LED lighting with automatic sensors create a practical yet elegant space, complemented by a window to the side elevation. A dedicated vanity area provides an ideal space for dressing and makeup, while a discreet laundry chute adds everyday convenience. Steps lead up to the principal bedroom, with an internal door providing access to the gallery landing, enhancing the flow and versatility of the principal suite.

Guest Bedroom

The guest bedroom is a well-proportioned double room finished with soft carpet flooring and recessed ceiling lighting. Sliding doors open to a Juliet balcony overlooking garden with countryside views, and a side window provides additional outlook. A door leads through to the en-suite shower room.

En-suite

The en-suite bathroom is finished to a high standard and comprises a walk-in shower enclosure, freestanding bath, WC and twin wash hand basins set within floating vanity units with integrated storage. Additional features include illuminated mirrors, tiled walls and flooring, recessed ceiling lighting and a window to the side elevation.

Bedroom Three

A spacious double bedroom featuring modern vertical radiator, carpet flooring and recessed ceiling lighting. Sliding doors with frosted panels open to the front elevation. The room offers excellent space for bedroom furniture and access to the en-suite shower room.

En-suite

A contemporary en-suite comprising a walk-in shower with glazed screen, WC and wash hand basin with vanity storage. Finished with tiled walls and flooring, illuminated vanity mirror, heated towel rail, recessed lighting and a window to the side elevation.

Bedroom Four

A spacious double bedroom featuring modern vertical radiator, carpet flooring and recessed ceiling lighting. Sliding doors with frosted panels open to the front elevation. The room offers excellent space for bedroom furniture and access to the en-suite shower room.

En-suite

The en-suite shower room is finished to a contemporary standard with large-format wall and floor tiling and a sleek three-piece suite. Features include a walk-in shower with glass screen and rainfall shower head, wall-hung WC, and a floating vanity unit with integrated basin and storage. An illuminated vanity mirror, recessed ceiling lighting, and modern fittings complete the space, creating a clean, minimalist finish.





Bedroom Five

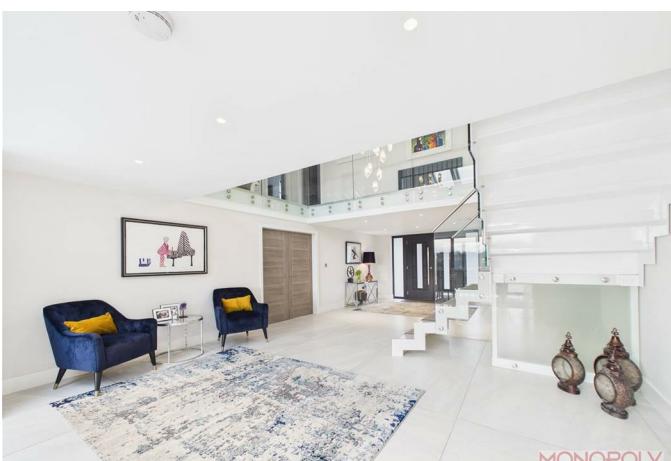
A stylish and well-proportioned double bedroom featuring a wall of contemporary fitted wardrobes providing extensive storage. The room is finished with soft carpet flooring, recessed ceiling lighting and a clean, modern décor, creating a calm and versatile space suitable for a bedroom, guest room or home office. Sliding doors with frosted panels sit to the front elevation, complementing the sleek design and adding privacy.

Family Bathroom

The family bathroom is finished to a high standard with contemporary wall and floor tiling and recessed LED ceiling lighting. It features a freestanding bath with wall-mounted taps, a walk-in shower enclosure with rainfall shower and glazed screen, and a wall-hung WC. A floating vanity unit with integrated basin provides storage, complemented by an illuminated LED mirror and integrated shaver point. Additional features include a heated towel rail and a Velux roof window to the front elevation, completing a stylish and well-appointed family bathroom.

External Areas

The property is set behind an impressive private forecourt, offering extensive off-road parking across a beautifully finished gravel driveway, framed by stone edging and paved walkways that lead to the main entrance. Secure timber gates provide privacy and a sense of arrival, complemented by established hedging and boundary fencing. To the side of the property, a gated access pathway offers convenient and discreet access to the rear, with gravel surfacing and thoughtfully positioned external lighting. This area also accommodates practical service spaces and utilities, including bin storage. The rear of the home is particularly striking, opening onto a substantial paved terrace that seamlessly connects indoor and outdoor living, ideal for entertaining or relaxed alfresco dining. Beyond, an expansive, manicured lawn stretches across the garden, bordered by mature hedging and fencing to create a private and tranquil setting, with attractive outlooks towards surrounding countryside. Further features include external mains lighting to the



house, outdoor power points and water taps, enhancing both functionality and lifestyle appeal.

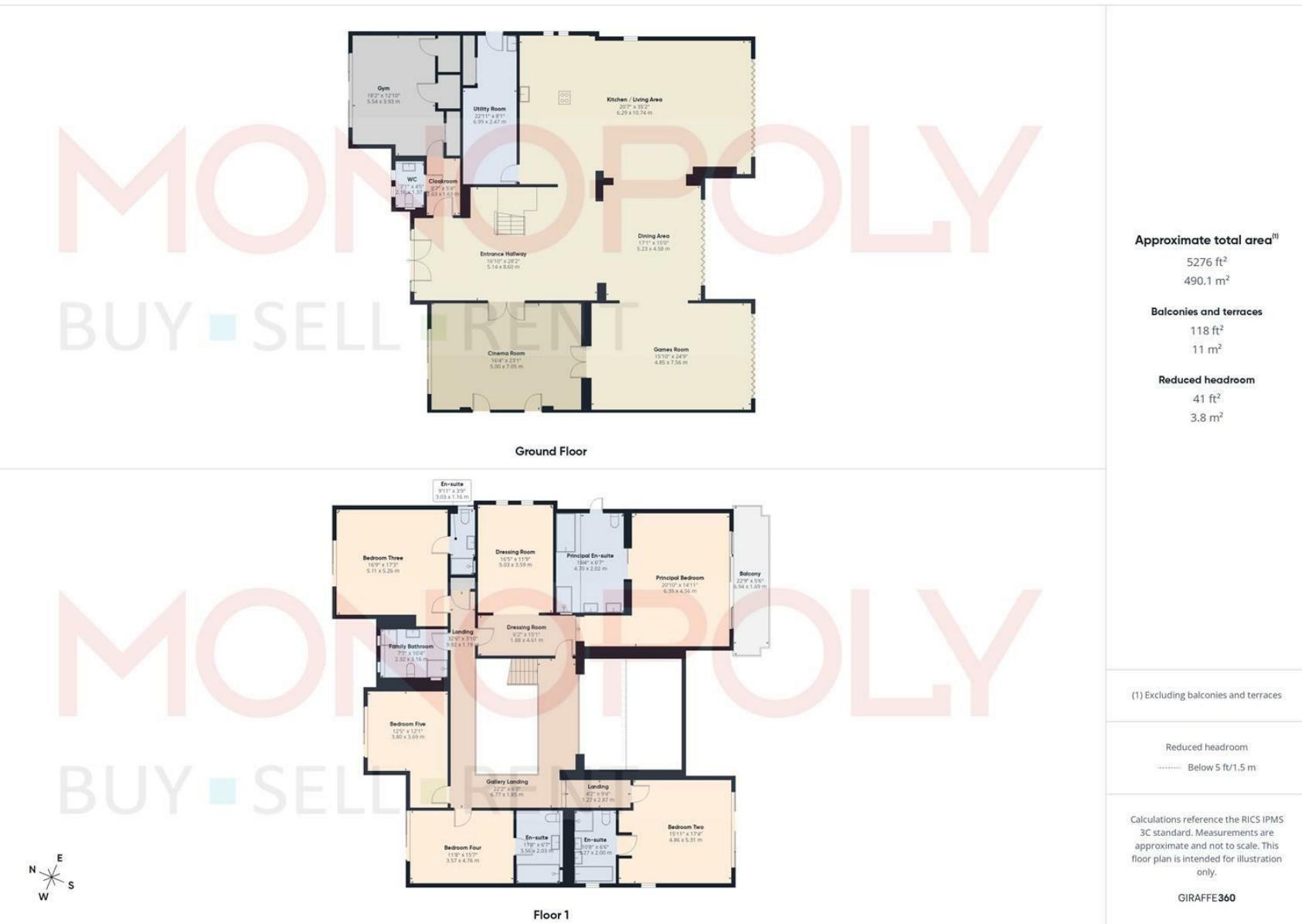
Additional Information

The boilers and electric gates have been serviced annually. Part of the home is fitted with under-floor heating. The home is fitted with hard-wired security system.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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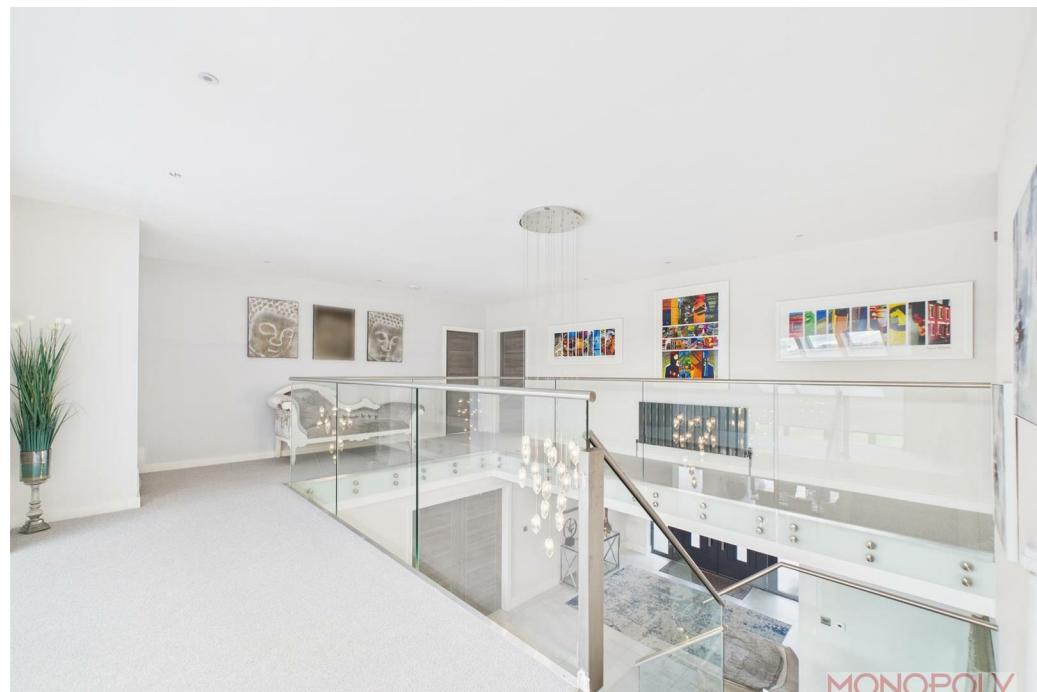
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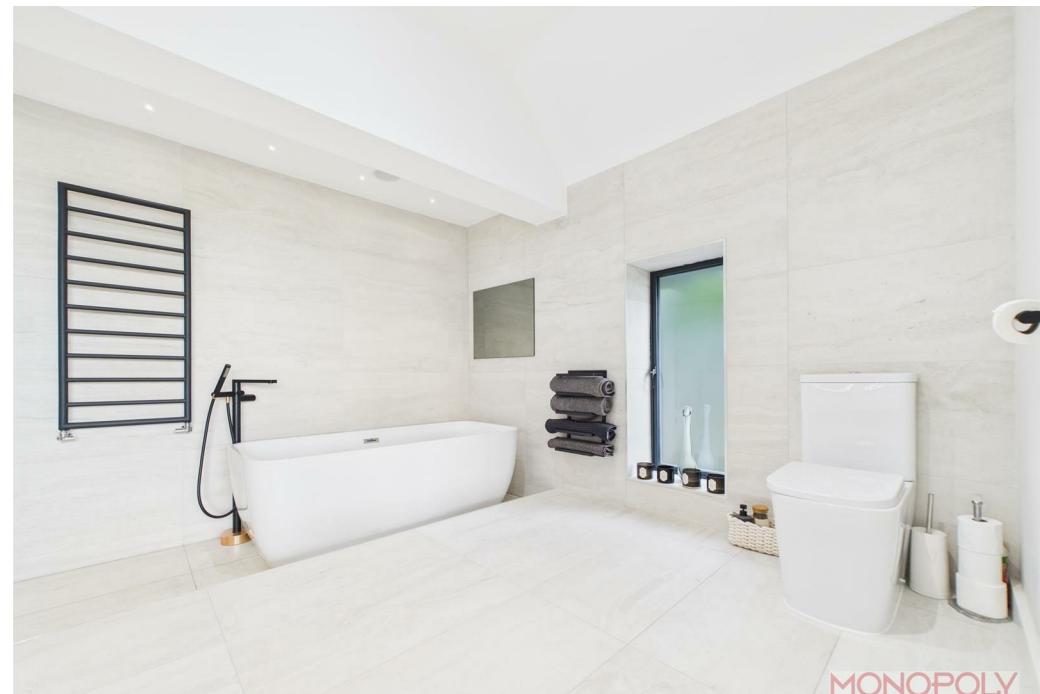
Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(B2 plus) A		
(B3-4) B	C	81	84
(D5-6) C	D		
(D7-8) D	E		
(F1-2) E	F		
(G1-2) F	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions	(B2 plus) A		
(B3-4) B	C		
(D5-6) C	D		
(F7-8) D	E		
(G1-2) E	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

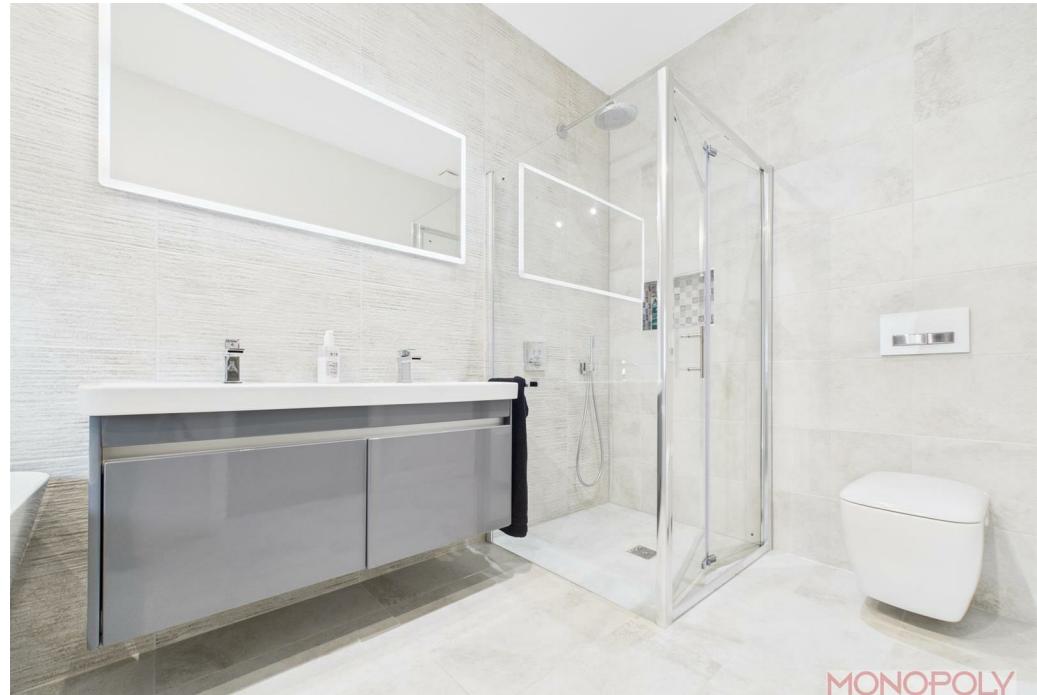


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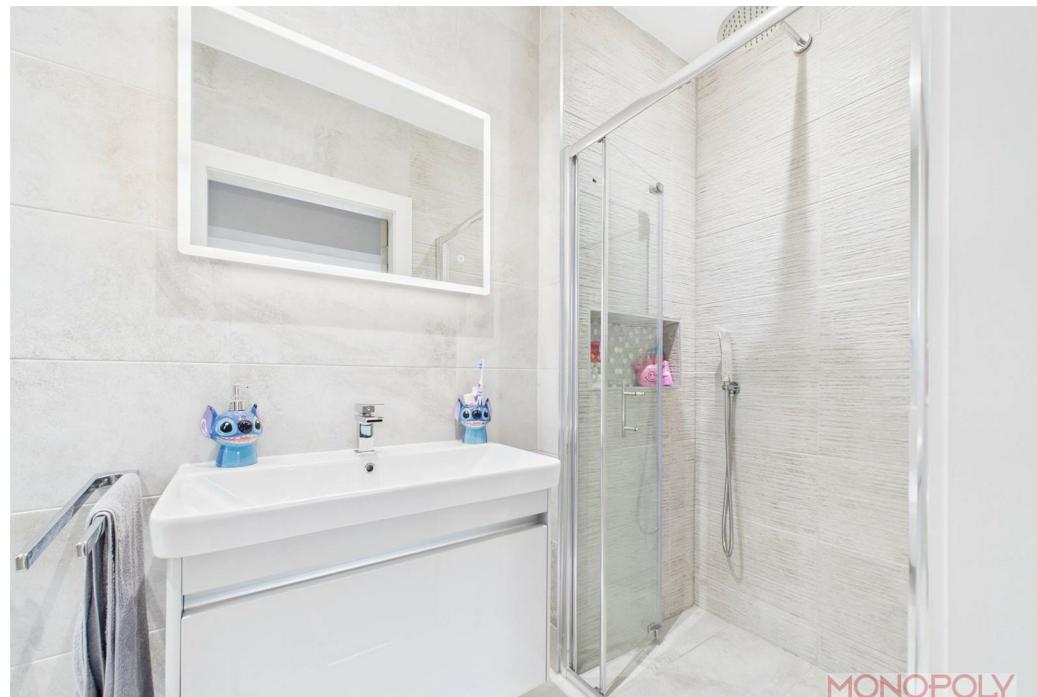


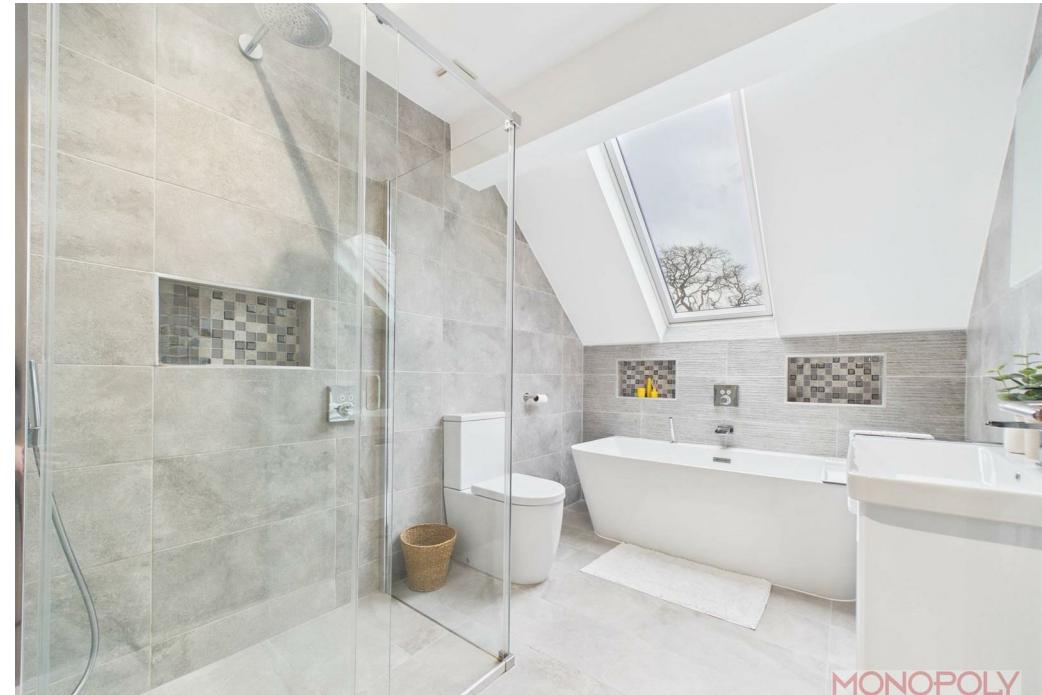














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