



Broad Oak Lane

Mobberley

£975,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Council Tax band: G

Tenure: Freehold

Services (NOT TESTED): Oil central heating, private drainage. mains water and electric services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: D

Total Floor Area: 2833 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Impressive 0.51-Acre Approx. Private Plot
- Attractive Detached Residence
- Four Good Bedrooms & Two Bathrooms
- Open Countryside Views
- Large First-Floor Roof Terrace
- Double Detached Garage
- Superb Modernisation Potential
- Scope To Extend Subject to Planning Consent
- Close To Knutsford, Wilmslow & Mobberley Train Station
- No Chain



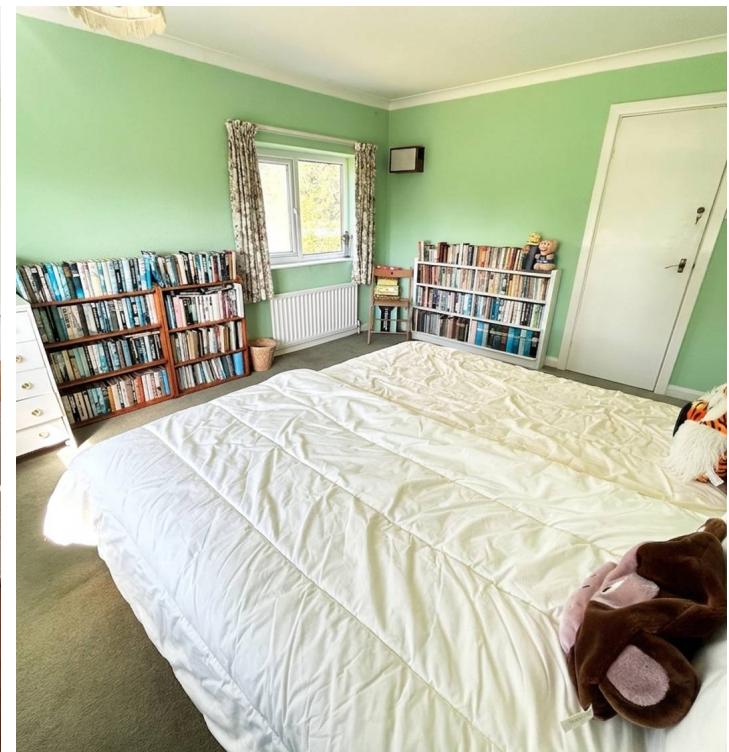
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Occupying a magnificent 0.51 acre approx. mature plot with uninterrupted views across the beautiful Cheshire countryside, The Croft is a substantial four-bedroom, two-bathroom extended detached residence offering exceptional space, privacy, and outstanding future potential.

Set back within its generous grounds, the property enjoys beautifully established, predominantly lawned gardens surrounded by mature trees and hedging, creating a wonderfully private setting that is perfect for families, keen gardeners and outdoor entertaining. The extensive gardens also offer excellent scope to extend the existing accommodation or further enhance the property, subject to the necessary planning consents.

Although lovingly maintained throughout its ownership, the house now provides an exciting opportunity for an incoming purchaser to modernise and create a perfect family home tailored to contemporary living. The impressive plot, together with the detached double garage, may also appeal to those wishing to explore wider redevelopment or a bespoke replacement dwelling, subject to obtaining the relevant planning permissions.



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The accommodation briefly comprises an entrance porch leading into a welcoming hallway with sizeable cloakroom and W.C., bright and spacious dual-aspect living room including French doors opening onto the gardens, generous sized sitting room with an attractive feature fireplace, comfortable dining room with adjoining dining kitchen and a separate utility room.

To the first floor are four bedrooms with storage, including a spacious principal suite with fitted wardrobes and a large en-suite bathroom featuring both a bath and separate shower together with twin wash basins. Three further bedrooms are served by the family bathroom and separate W.C. A standout feature is the impressive first-floor roof terrace, providing ideal space to relax whilst enjoying far-reaching views over the surrounding countryside.

The semi-rural yet convenient location provides the perfect balance of countryside living whilst being within easy reach of Knutsford, Wilmslow, Alderley Edge and Mobberley railway station. Excellent road links, highly regarded schools, and a wealth of local amenities continue to underpin strong demand for homes in this sought-after location.





The floor plan shows a rectangular extension with a thick black border. On the left side, there is a large rectangular area labeled "DOUBLE GARAGE" with dimensions "26'9" x 20'2" and "8.16m x 6.16m". On the right side, there is a smaller rectangular area labeled "GARDEN STORE" with dimensions "10'2" x 6'4" and "3.11m x 1.93m". The garden store is connected to the main extension by a narrow passage.

[illegible]

ROOF TERRACE
21'6" x 16'5"
6.55m x 5.00m

LANDING

LANDING

DOWN

BEDROOM 1
14'10" max x 12'10"
4.52m max x 3.90m

ENSUITE

ENSUITE

BATHROOM

WC

BEDROOM 3
10'8" x 10'7"
3.24m x 3.23m

BEDROOM 4
10'7" x 7'9"
3.23m x 2.36m

BEDROOM 2
13'10" x 11'10"
4.21m x 3.61m

TOTAL FLOOR AREA : 2833 sq.ft. (263.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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