







## The Wessex

Highgrove, Ancoats Lane, Great Warford,  
Alderley Edge

Fabulous 2-bed duplex in Grade II listed Highgrove dev. Private entrance, vaulted ceiling, island kitchen, secure parking, stunning views, no chain.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Superb open plan living kitchen/diner with a vaulted ceiling and a stylish, high-end fitted kitchen with island
- A beautiful yet convenient location with pretty scenic views across open fields and just a few minutes from Knutsford and Alderley Edge
- Two generous bedrooms serviced by two modern bathrooms
- Forming part of the prestigious, gated, Highgrove development - a conversion of a unique grade II listed building
- Secure allocated parking for two vehicles plus beautifully landscaped grounds of more than 3 acres





TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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