



Wright Marshall  
Estate Agents

3 Aynsleys Drive Stoke-On-Trent ST11 9HJ



**Offers In The Region Of £650,000**

1 Princess Street, Knutsford, Cheshire, WA16 6BY  
T. 01565 621624  
Knutsford@wrightmarshall.co.uk /  
Cheshirelettings@wrightmarshall.co.uk



Vantage House is approached via a private electric sliding gate, opening onto a spacious courtyard driveway that provides ample parking for multiple vehicles, including larger vehicles such as campervans. The driveway offers access to the detached double garage, rear garden (via gated access), and the main entrance.

Upon entering the property, the sense of space is immediately apparent. Double glass doors draw your eye through the full depth of the house, while a double-height vaulted ceiling and panelled glass balustrades create an impressive and light-filled introduction to this substantial family home.

The entrance hallway provides access to the majority of the ground floor accommodation, including a fully fitted kitchen featuring a range of integrated appliances and a large peninsula with seating. The kitchen flows seamlessly into the impressive lounge, which measures almost 27 feet in length, creating the highly sought-after open-plan "three-in-one" living space ideal for modern lifestyles.

The lounge itself benefits from direct access to both a patio entertaining area and the garden room, further enhancing the sense of space and connection to the outdoors.

The garden room is a standout feature an exceptionally bright and inviting space with large, deep-set windows, Velux roof lights within the vaulted ceiling, and bi-folding doors opening onto a decked terrace with a sunken hot tub.

The ground floor further benefits from a generous living room with an inset media wall and bi-folding doors into the garden room, along with a versatile study/playroom. This room has previously been used as a bedroom, supported by a downstairs cloakroom fitted with a wet room-style shower, making it ideal for a dependent relative or guest accommodation. A useful, well-designed utility room with built-in storage completes the ground floor.

Ascending the turned staircase, you arrive at a spacious landing flooded with natural light from high-level angular windows. The first floor offers flexible accommodation and is currently arranged to include a principal bedroom suite with a vaulted ceiling,

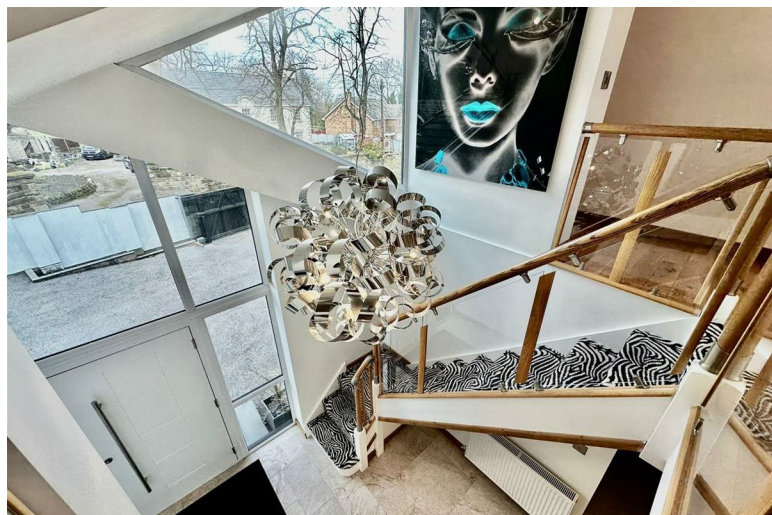
enhancing the sense of space and grandeur. This room benefits from a three-piece en-suite shower room and an adjoining walk-in wardrobe, which was originally designed as a fourth bedroom and could easily be reinstated if required. There are two further double bedrooms, both served by a well-appointed four-piece family bathroom with a separate bath and shower.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring multiple seating areas arranged around a central lawn. The space is notably private and includes the sunken hot tub, which is included in the sale. As mentioned, there is also a fully detached double garage with useful overhead storage.

The property is further enhanced by owned solar panels, which significantly reduce energy costs, particularly for hot water and also provide an income of approximately £1,600 per annum through energy export.

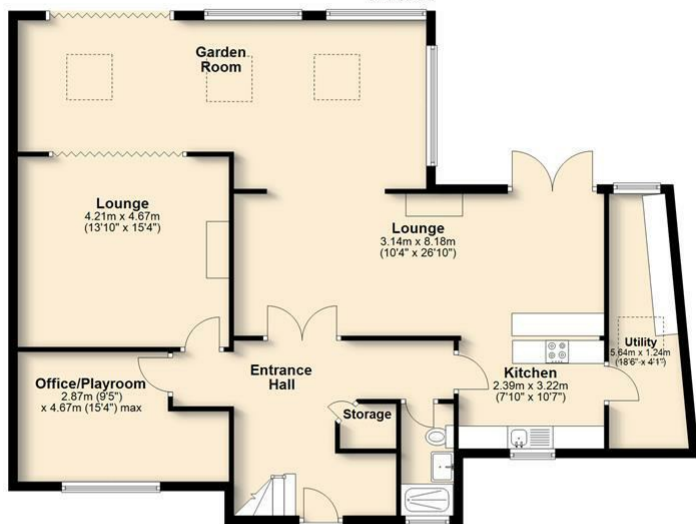
This is a truly exceptional home that can only be fully appreciated through internal inspection. Ideally suited for family living and entertaining, the property also offers scope for further enhancement and value addition.

No onward chain.

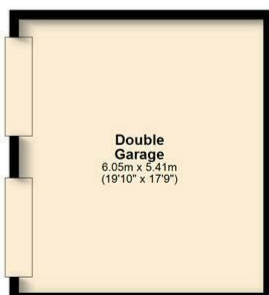




**Ground Floor**  
Approx. 151.5 sq. metres (1630.7 sq. feet)  
(excluding Kitchen)



**First Floor**  
Approx. 84.5 sq. metres (909.2 sq. feet)



Total area: approx. 236.0 sq. metres (2539.9 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

**Vantage House**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.