



Andrew J Nowell
& Company

The Priory, 2 Astley Close, Knutsford
Guide Price £1,650,000



The Priory, 2 Astley Close, Knutsford, WA16 8GZ

Set behind electric gates within an exclusive residential cul-de-sac, 2 Astley Close is an impressive detached family home extending to approximately 4,337 sq.ft., complemented by a substantial triple garage and beautifully established private gardens.

Occupying a generous plot in this highly sought-after location, the property presents a rare opportunity to acquire a home of significant scale, offering well-balanced accommodation and exceptional potential to modernise and create a truly outstanding family residence.

A grand reception hall provides an impressive introduction, featuring a striking galleried staircase, marble flooring and elegant proportions that immediately set the tone for the generous accommodation beyond. The ground floor has been thoughtfully arranged for both everyday family life and entertaining, comprising a magnificent drawing room extending to over 23 feet, a formal dining room, separate family room and a dedicated study, providing excellent flexibility for modern living.

At the heart of the home is the spacious kitchen and dining room, measuring over 21 feet in length, offering extensive cabinetry, a central island and ample space for informal dining. The adjoining garden room enjoys delightful views across the rear gardens and provides a wonderful connection to the outside, whilst a separate utility room and cloakroom complete the ground floor accommodation.





Whilst beautifully maintained throughout, the property would now benefit from cosmetic updating, presenting purchasers with an exciting opportunity to redesign and modernise the interiors to suit contemporary tastes whilst retaining the generous proportions and superb layout that make this such an exceptional home.

The first floor is centred around a spacious galleried landing offering five generous double bedrooms, four of which benefit from en-suite shower or bathroom facilities. The principal suite is particularly impressive, featuring an extensive range of fitted wardrobes, a spacious en-suite bathroom and excellent proportions befitting a home of this calibre. The remaining bedrooms are all well-sized, making the property perfectly suited to growing families or those requiring guest accommodation.

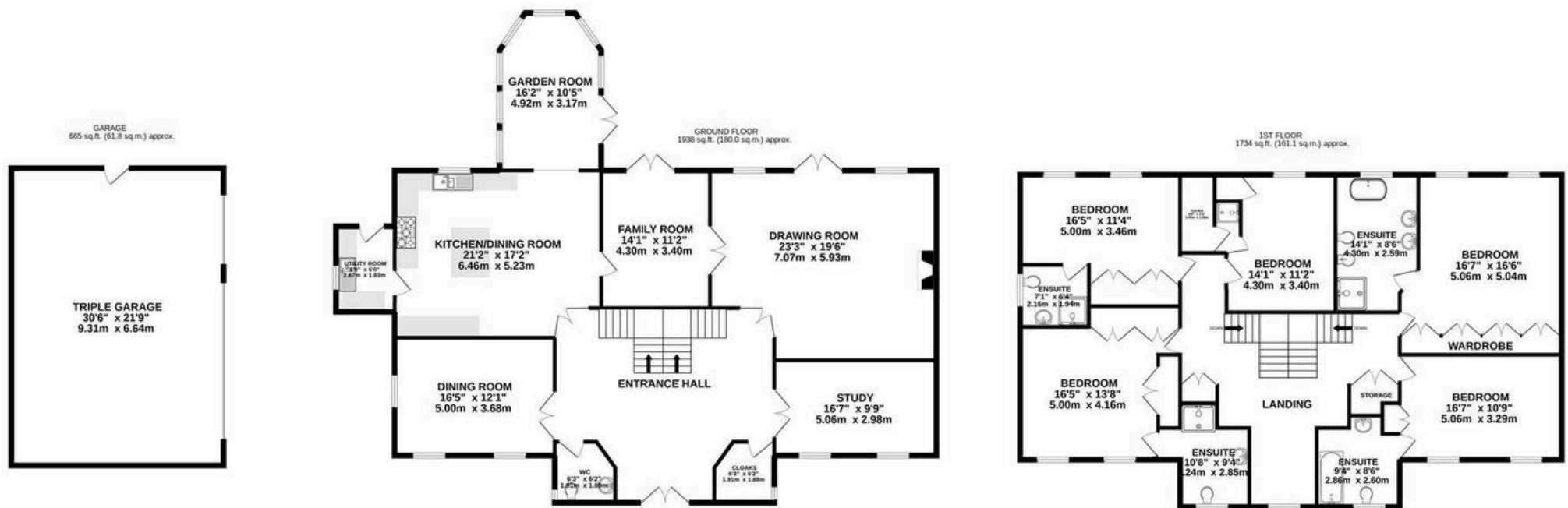
Externally, the property boasts a private driveway leading to a detached triple garage, providing extensive parking and excellent storage. The mature rear gardens offer a high degree of privacy, predominantly laid to lawn with established trees and hedging creating a peaceful setting ideal for both family enjoyment and outdoor entertaining.

Important Information

- What3Words - [///island.carefully.miss](https://www.what3words.com/island.carefully.miss)
- Parking - Garage and Driveway
- Tenure - Freehold
- £100 per month contribution to the electric gates & maintenance
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (68/73)
- Council Tax band - H (Cheshire East).
- Flood Risk - There is a very low flood risk for this property.
- Broadband - Ultrafast broadband available at the property
- Mobile - Likely coverage by EE, O2, Three and Vodafone.







TOTAL FLOOR AREA : 4337 sq.ft. (402.9 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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