



**GASCOIGNE
HALMAN**

BEXTON ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



BEXTON ROAD, KNUTSFORD

Positioned on the fringe of the Conservation Area and within an easy walk of the vibrant town centre and highly regarded schools, this distinguished Victorian residence presents an exceptional opportunity to acquire a beautifully crafted family home of both character and substance. Arranged over four impressive floors, the property offers four generous double bedrooms and two luxurious bath/shower rooms, all finished to an exacting standard. The home has been thoughtfully restored and enhanced to create a seamless blend of period elegance and contemporary design. Original features sit effortlessly alongside high-quality modern appointments, resulting in refined yet practical accommodation ideally suited to modern family living.

Approached via a double-width block paved driveway providing ample off-road parking, the property continues to impress to the rear where landscaped courtyard gardens create a private and stylish setting for outdoor entertaining and alfresco dining. An internal inspection is essential to fully appreciate the scale, flow, and quality of the accommodation on offer.

The welcoming entrance hallway, with attractive wood flooring, leads through to a superb bay-fronted living dining room, centred around a striking working fireplace that provides a cosy and inviting focal point. The heart of the home is formed by an impressive ground floor extension, incorporating a beautifully appointed open-plan dining kitchen with central island. Bathed in natural light from twin Velux windows and French doors opening onto the courtyard, this space is perfectly designed for both everyday living and entertaining.

The lower ground floor offers exceptional versatility, comprising a spacious sitting room or occasional bedroom, a well-proportioned utility room, a substantial storage cupboard and a convenient W.C. - ideal for guests, older children, or home working.

The first floor is home to two elegant double bedrooms, including a sumptuous principal bedroom featuring an open-grate fireplace. These are served by an exquisite three-piece family bathroom complete with free-standing bath and bespoke shutters, complemented by a separate walk-in wet room with W.C., perfectly catering for busy family mornings. The second floor provides two further double bedrooms, the larger benefiting from useful eaves storage. Approaching 2,000 sq. Ft. approx.





DIRECTIONS

SAT NAV : WA16 0DS

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains 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 Tax Band D

ENERGY PERFORMANCE RATING

TBC

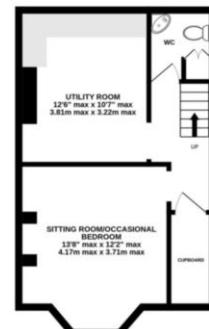
TOTAL FLOOR AREA

1964 SQFT

VIEWINGS

Viewing strictly by appointment through the agent.

LOWER GROUND FLOOR
384 sq ft (35.6 sq.m.) approx.



GROUND FLOOR
636 sq ft (58.1 sq.m.) approx.



2ND FLOOR
506 sq ft (47.0 sq.m.) approx.



3RD FLOOR
399 sq ft (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1964sq.ft. (182.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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