





Guide Price £1,699,950



A stunning, fully renovated and extended detached house, sitting within 0.64 acres of level, landscaped, private, gated grounds, on a private lane of just three houses near the village of Mobberley. This stunning house has been re-modelled and fully re-furnished to the very highest of standards, with a no-expense spared mantra creating a stylish, spacious, perfectly formed four bedroom family home.



Accessed via electric gates set between curved mellow brick walls one arrives to a paved parking area large enough for eight cars, and to the integral double garage. A Georgian entrance portico leads to the front security door and into a spacious and light reception hall. Crittall style doors lead to the Office, Living Room, Guest Cloakroom and stunning open plan Kitchen / Living / Dining Room, having bi-folding doors overlooking an expansive terrace and the beautiful rear garden. The Kitchen is simply stunning with an oversized island, five oven electric Aga, huge Fisher & Paykel Fridge / Freezer and butlers pantry. To the rear of the kitchen area is a stylish bar with wine & beer fridges for those evenings entertaining. There's a large utility room, boot room, store room / dog utility before entering the double garage.



To the first floor are four generous bedrooms, the Master having fitted wardrobes, real effect fire and luxurious en-suite, Bedroom Two again has an en-suite bathroom, with the further two bedrooms sharing the newly fitted shower room. Externally the grounds are a delight with a south facing aspect, mature trees to the boundaries, and large terraces to the rear and side. All in all, if you're looking for a turn-key house in a semi rural, yet easily accessible location, this impressive home must be viewed to be appreciated.

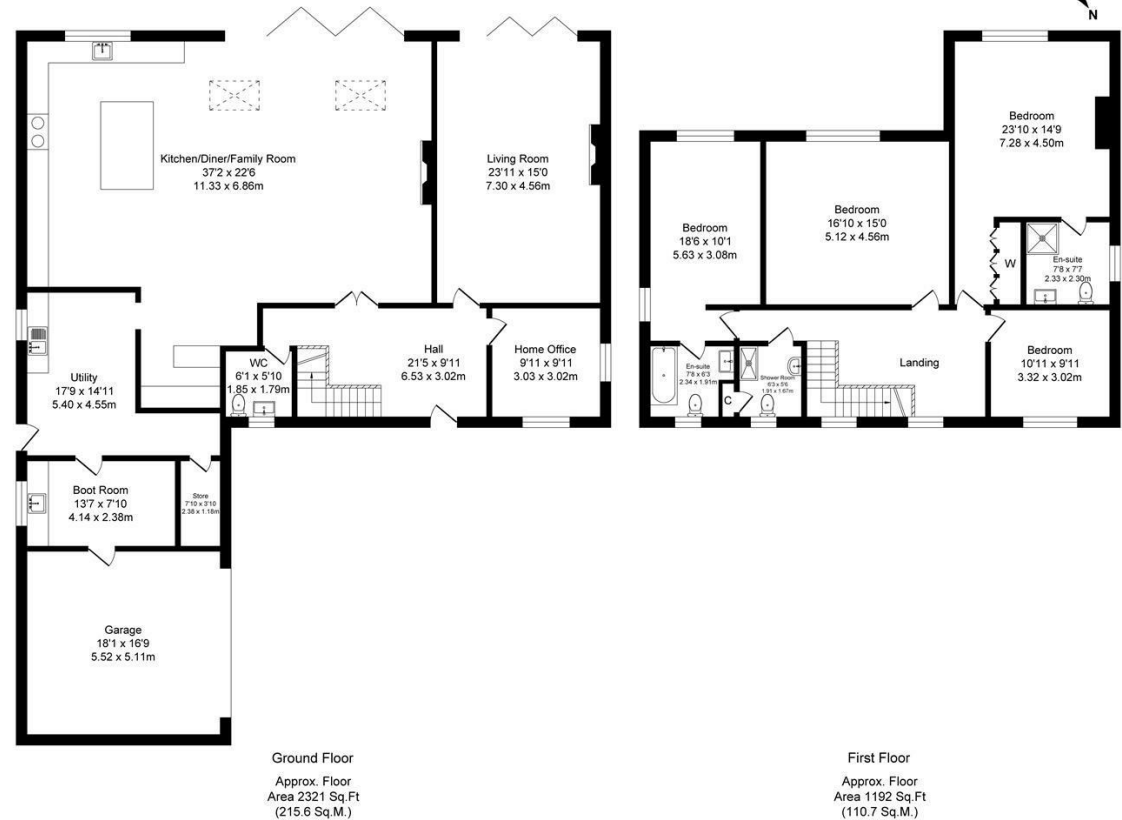






## Holt Gardens, Mobberley Total Approx. Floor Area 3513 Sq.ft. (326.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.