



Allostock
Princess Road


IRLAM
of Knutsford



Allostock, WA16 9LP

Princess Road

£795,000



The Property

This beautifully presented and substantial detached family home extends to nearly 3,000 sq. ft. and has been thoughtfully enhanced by the current owners to create a bright, spacious and highly versatile home, finished in a contemporary style throughout.

A particular highlight is the impressive open plan living dining kitchen, featuring stone worktops, a breakfast bar, vaulted ceiling and bi fold doors opening directly onto the garden—perfect for modern family living and entertaining. The generous principal bedroom suite occupies the entire second floor and benefits from an en-suite shower room, while the property also offers well-proportioned reception rooms, four further double bedrooms and three additional bathrooms (two en-suite), providing ample space for family and guests alike.

The home is superbly positioned in the heart of the highly sought after village of Allostock, adjoining open countryside and ideally located midway between Knutsford and Holmes Chapel. Residents enjoy easy access to local amenities and well regarded schools, combined with

excellent connectivity to major transport links serving the North West and beyond.

The property is approached through wrought iron gate over a flagged pathway leading to the front entrance with vehicular parking access through timbers gates to the side of the plot, providing more than ample parking and leading to the detached outbuildings. The gardens are a fantastic feature of the property, being of generous proportions and landscaped in design with a range of shaped borders containing a wealth of plants and foliage, all fully enclosed by mature hedging and trees giving a high degree of privacy. Flagged patio area off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the private aspect.

Directions

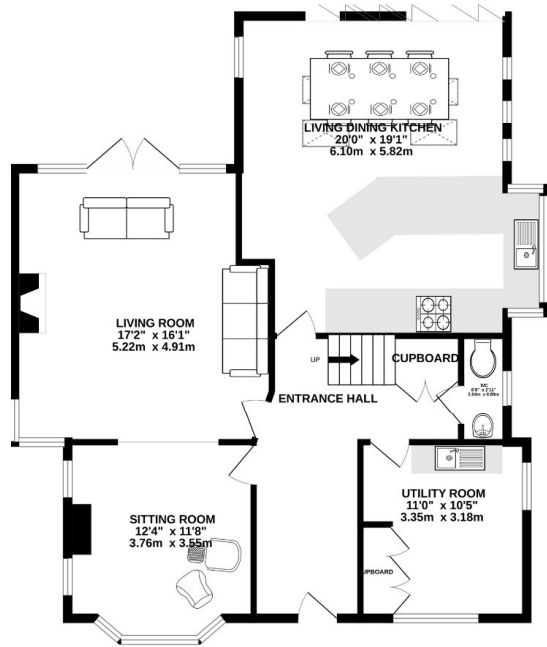
From Knutsford Town Centre proceed along Toft Road (A50) into Allostock for 5 miles. Turn right into Chapel Lane which turns into Princess Road where the property will soon be seen.

- Beautifully presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Five generous bedrooms
- Four bathrooms (three en-suite)
- Stunning, private, enclosed gardens
- Off road parking
- Detached Garaging

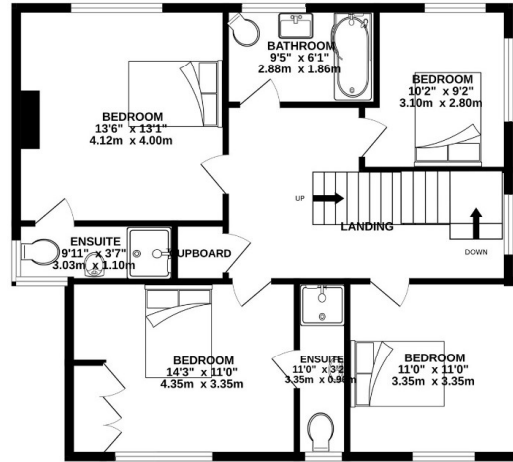
Postcode – WA16 9LP
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band F
EPC - C



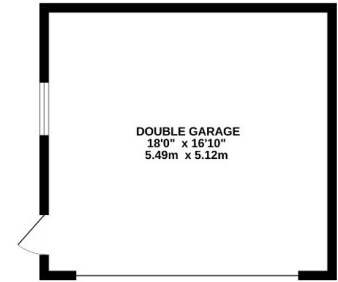
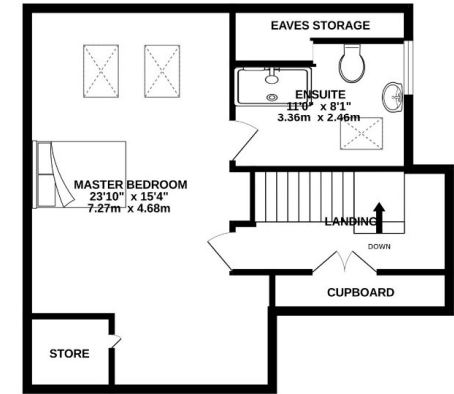
GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



2ND FLOOR
551 sq.ft. (51.1 sq.m.) approx.



EXTERNALLY
477 sq.ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA : 2885 sq.ft. (268.1 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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