





House - Detached

MEADOWVALE CLAMHUNGER LANE, MERE, KNUTSFORD, WA16 6QG

£1,999,995

FEATURES

- Substantial detached family residence
- Private gated entrance and sweeping driveway
- Impressive open plan living and entertaining spaces
- Prestigious semi-rural Mere location
- Beautifully presented and versatile family accommodation
- Bespoke kitchen with central island and granite work surfaces

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5 Bedroom House - Detached located in Knutsford

From the moment of arrival, Meadowvale has a genuine presence. A gated entrance opens onto a generous driveway providing extensive parking and access to the substantial attached double garage, while the attractive brick elevations and carefully maintained grounds create an excellent first impression.

Internally, the property offers beautifully proportioned accommodation with an emphasis on space, natural light and entertaining. The welcoming entrance hall immediately sets the tone, with a vaulted ceiling, timber flooring and feature staircase immediately introducing the character and scale found throughout the home.

The principal living accommodation is particularly splendid. Generously proportioned reception areas provide an abundance of space for both formal and informal living, with large windows and glazed doors drawing in natural light and creating an excellent connection with the gardens. A feature fireplace forms an attractive focal point, while the flowing arrangement of the accommodation lends itself perfectly to entertaining without compromising the warmth and practicality expected of a family home.

At the heart of Meadowvale is the substantial kitchen and family space. The kitchen is fitted with an extensive range of traditional timber cabinetry, complemented by granite work surfaces and a large central island with breakfast bar seating. Its generous proportions flow naturally into the adjoining living and dining areas, creating a superb social hub for everyday family life.
A particularly attractive feature is the connection between the principal living accommodation and the covered outdoor terrace. Wide glazed doors open directly onto this sumptuous entertaining area, providing a seamless transition between inside and out and creating an excellent setting for alfresco dining, summer entertaining or simply enjoying the peaceful garden surroundings.

The bedroom accommodation is equally impressive, with a collection of generously proportioned rooms providing excellent flexibility for family and guests. The principal bedroom is a superb space in its own right, incorporating extensive fitted furniture and a beautifully appointed en-suite. Further bedrooms are complemented by additional en-suite facilities and well-appointed bathrooms, providing an excellent arrangement for a substantial family home.

Externally, the gardens form a wonderful extension of the living accommodation and have been thoughtfully landscaped to provide both attractive outlooks and private areas in which to relax and entertain. Generous lawns are complemented by established hedging, mature trees and carefully considered planting, while the covered terrace creates a superb focal point immediately adjoining the house.

Clamhunger Lane is one of Mere's desirable semi-rural locations, offering the tranquillity and privacy associated with Cheshire country living whilst remaining exceptionally well placed for Knutsford, Hale, Altrincham and the wider motorway network. The area is renowned for its attractive countryside and proximity to some of Cheshire's most sought-after villages and amenities.

Meadowvale represents a rare opportunity to acquire a substantial and beautifully presented family residence where generous accommodation, privacy and an exceptional Mere location combine to create a truly impressive home.

Viewing is essential to fully appreciate everything Meadowvale has to offer.











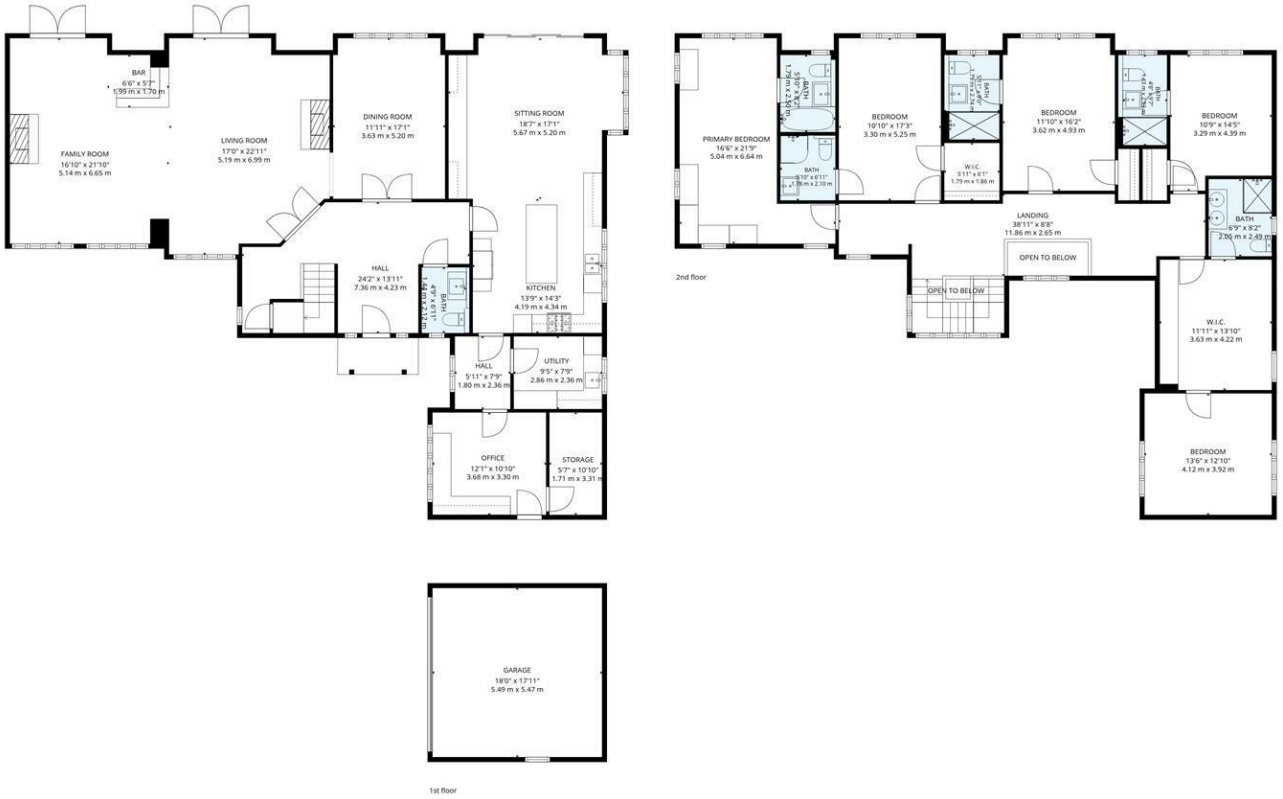
CHESHIRE | 25 PRINCESS STREET, KNUTSFORD, CHESHIRE, WA16 6BW











TOTAL: 3669 sq. ft, 340 m2

1st floor: 1920 sq. ft, 178 m2, 2nd floor: 1749 sq. ft, 162 m2
EXCLUDED AREAS: GARAGE: 323 sq. ft, 30 m2, STORAGE: 63 sq. ft, 6 m2, " ": 33 sq. ft, 3 m2,
UTILITY: 73 sq. ft, 7 m2, LOW CEILING: 33 sq. ft, 3 m2, LANDING: 24 sq. ft, 2 m2,
OPEN TO BELOW: 31 sq. ft, 3 m2, WALLS: 285 sq. ft, 27 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

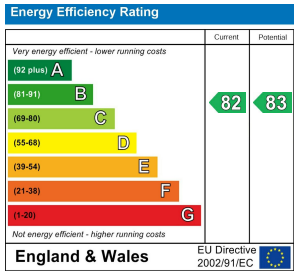
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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