



**GASCOIGNE
HALMAN**

COTES DRIVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



COTES DRIVE, KNUTSFORD

The Cranford by Redrow is an exquisite and luxuriously appointed five bedroom, four bathroom, three-storey detached residence, offering an impressive blend of space, style and modern convenience, perfectly suited to contemporary family living. This beautifully designed brand new home welcomes you with a generous and inviting hallway, flanked by a spacious living room and an equally elegant family/sitting room, both enhanced by striking bay windows that bathe the interiors with natural light, whilst creating a wonderful sense of openness.

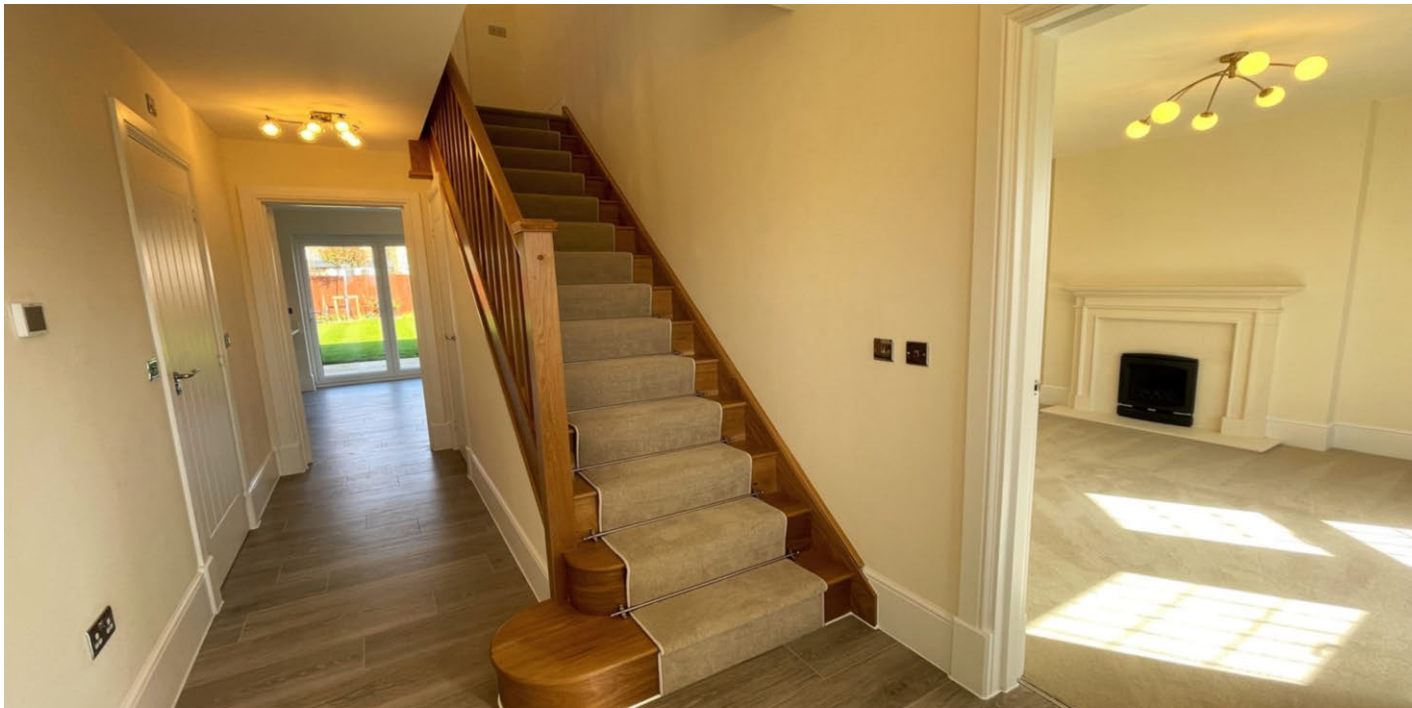
To the rear, the heart of the home unfolds in the form of a stunning full-width living dining kitchen, thoughtfully designed for both everyday living and entertaining. This outstanding space seamlessly combines practicality with high-end design, featuring a bespoke Laura Ashley kitchen complete with Eternal Silestone worktops and premium Siemens appliances, all set against stylish Porcelanosa tiling. Large proportions and a natural flow make this the ideal setting for hosting family gatherings or relaxed evenings at home.

The sense of quality and attention to detail continues throughout, with underfloor heating across the ground floor, a striking white oak staircase with stair runner and satin nickel rods, and beautifully finished interiors complemented by fitted light fixtures and window treatments.

The first floor offers three generously sized double bedrooms, two of which benefit from luxurious en-suite facilities, alongside fitted Hammonds wardrobes to the principal rooms, creating both comfort and practicality. The second floor provides a versatile and private retreat, hosting two further well-proportioned bedrooms served by a stylish shower room, ideal for guests, older children, or dedicated work-from-home space.

Externally, the property is equally impressive, with fully landscaped front and rear gardens providing attractive and relaxing outdoor retreats. A generous driveway provides ample off-road parking and extends to a superb twin double garage with the added benefit of an internal electric vehicle charging point. Finished to an exceptional standard throughout and boasting an energy-efficient EPC rating of B, this outstanding detached residence delivers an outstanding lifestyle opportunity within the exclusive Tabley Park by Redrow, one of Knutsford's most desirable settings.





Stunning Living Dining Kitchen with
Laura Ashley Design

Exquisite 5 Bedroom, 3-Storey Detached
Residence by Redrow

Eternal Silestone Worktops &

Premium Siemens Integrated Appliances

Elegant Reception Rooms with Striking
Bay Windows

Welcoming Hallway with Cloakroom &
W.C

Three First Floor Double Bedrooms, Two
with En-Suites

Second Floor with Two Additional
Bedrooms & Shower Room

Underfloor Heating to Ground Floor

High Specification Finishes Throughout

Landscaped Front & Rear Gardens &
Ample Off-Road Parking

Double Garage & Internal Electric
Vehicle Charging Point

COTES DRIVE, KNUTSFORD

DIRECTIONS

SAT NAV: WA16 0GR

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, Boots, 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

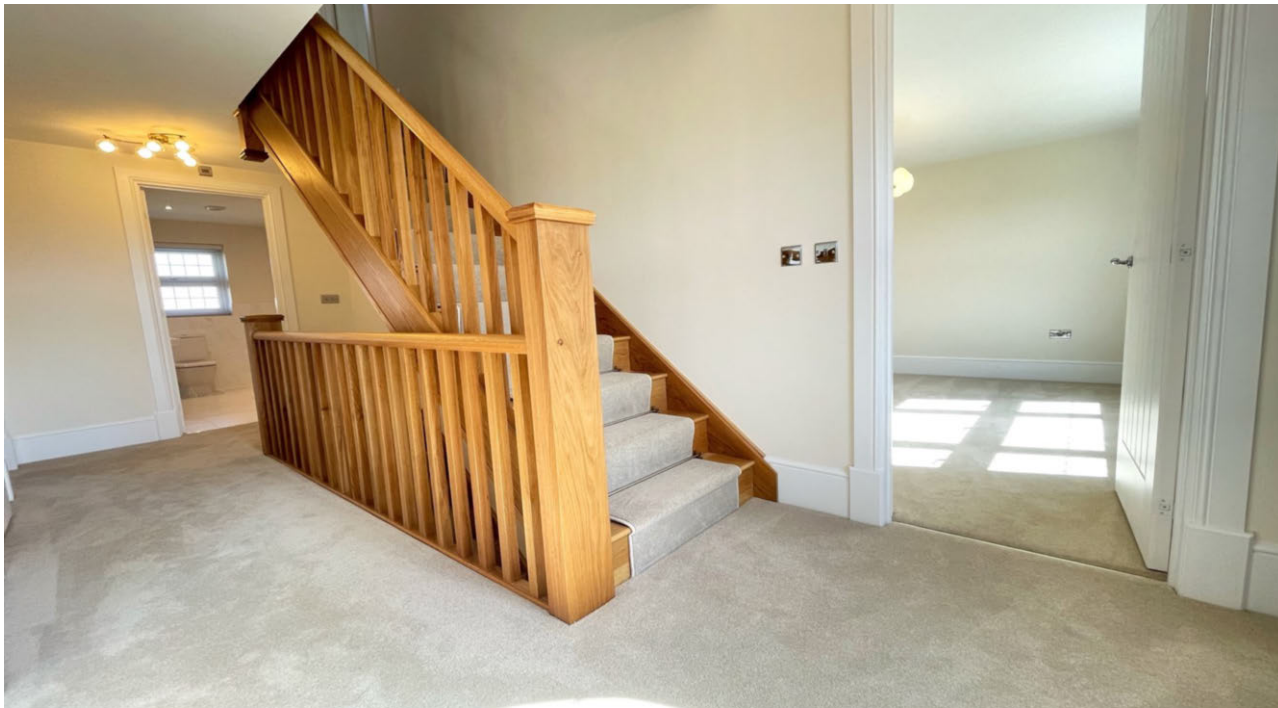
Freehold

LOCAL AUTHORITY

Cheshire East Council Tax Band:







ENERGY PERFORMANCE RATING

B

TOTAL FLOOR AREA

2861 SQFT approx

SERVICES (NOT TESTED)

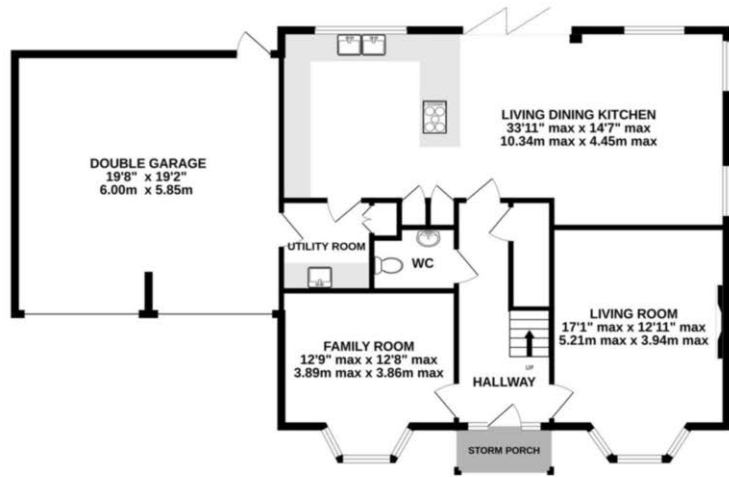
All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWINGS

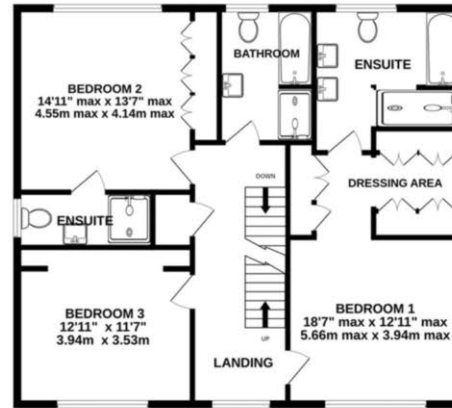
Viewing strictly by appointment through the Agents.



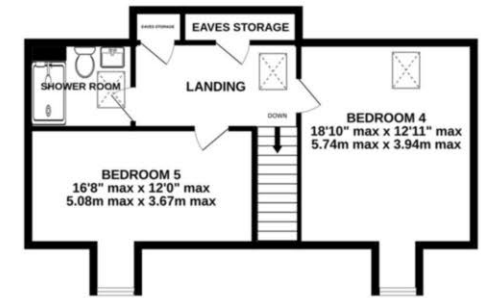
GROUND FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 2861 sq.ft. (265.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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