

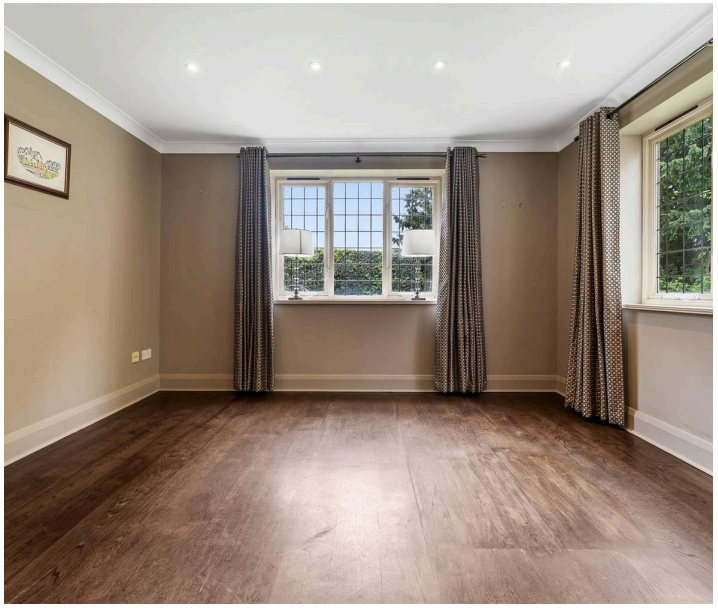
Andrew J Nowell & Company

Marston Seven Sisters Lane, Ollerton

Guide Price £1,395,000







Marston, Seven Sisters Lane, Knutsford, WA16 8RL

- Impressive individual country house
- Constructed in 2002
- High quality fittings throughout
- Wonderful semi-rural location

An individually designed detached country property standing in large mature gardens with over 4,000 square feet of living accommodation.

Marston is an exceptional detached home completed in 2002, combining elegant design with high-quality finishes throughout. The property offers beautifully presented accommodation ideal for modern family living, with spacious reception areas and stylish interiors.

At the heart of the home is a superb open-plan living dining kitchen with bespoke painted cabinetry, granite worktops, integrated appliances and limestone flooring. A magnificent drawing room features oak flooring, a traditional fireplace with log burning stove and bi-folding doors opening onto the garden. The ground floor also includes two further reception rooms, a utility room, cloakroom/WC and an impressive entrance hall with staircase leading to a vaulted galleried landing.



The first floor provides an outstanding principal suite with dressing room and luxurious bathroom, alongside four further well-proportioned bedrooms, two shower rooms and a beautifully appointed family bathroom. A set of wooden gates open onto a sweeping shingle driveway with extensive parking and access to a triple garage with a versatile room above, ideal as a home office, gym or games room, with potential for conversion into additional accommodation.

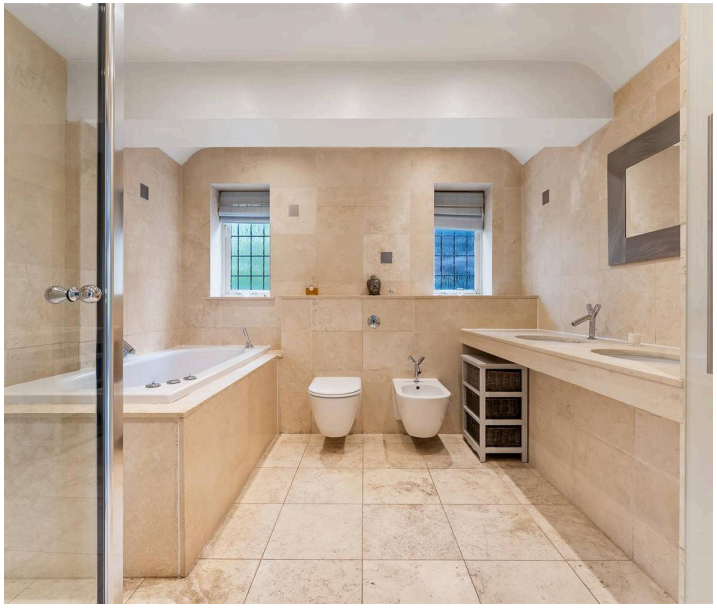
The private gardens are a particular feature, with established trees, lawns, mature planting and a large decked entertaining area. Situated in a charming semi-rural position, the property is well placed for countryside walks, excellent local amenities and easy access to Knutsford, Alderley Edge, Wilmslow, Manchester Airport and the motorway network.

Important Information

- Council Tax – Band H
- EPC Rating – E (48/54)
- Tenure – Freehold
- Heating: LPG Fired Central Heating & Air Source heat pump
- Services: Mains Electric & Water, Drainage via sewage treatment plant.
- Parking: Driveway & Garage
- What 3 Words – ///recount.cackling.shopper
- Flood Risk*: Very Low risk of flooding
- Broadband**: Ultrafast Broadband Available
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Vodafone). Limited Indoor Coverage.

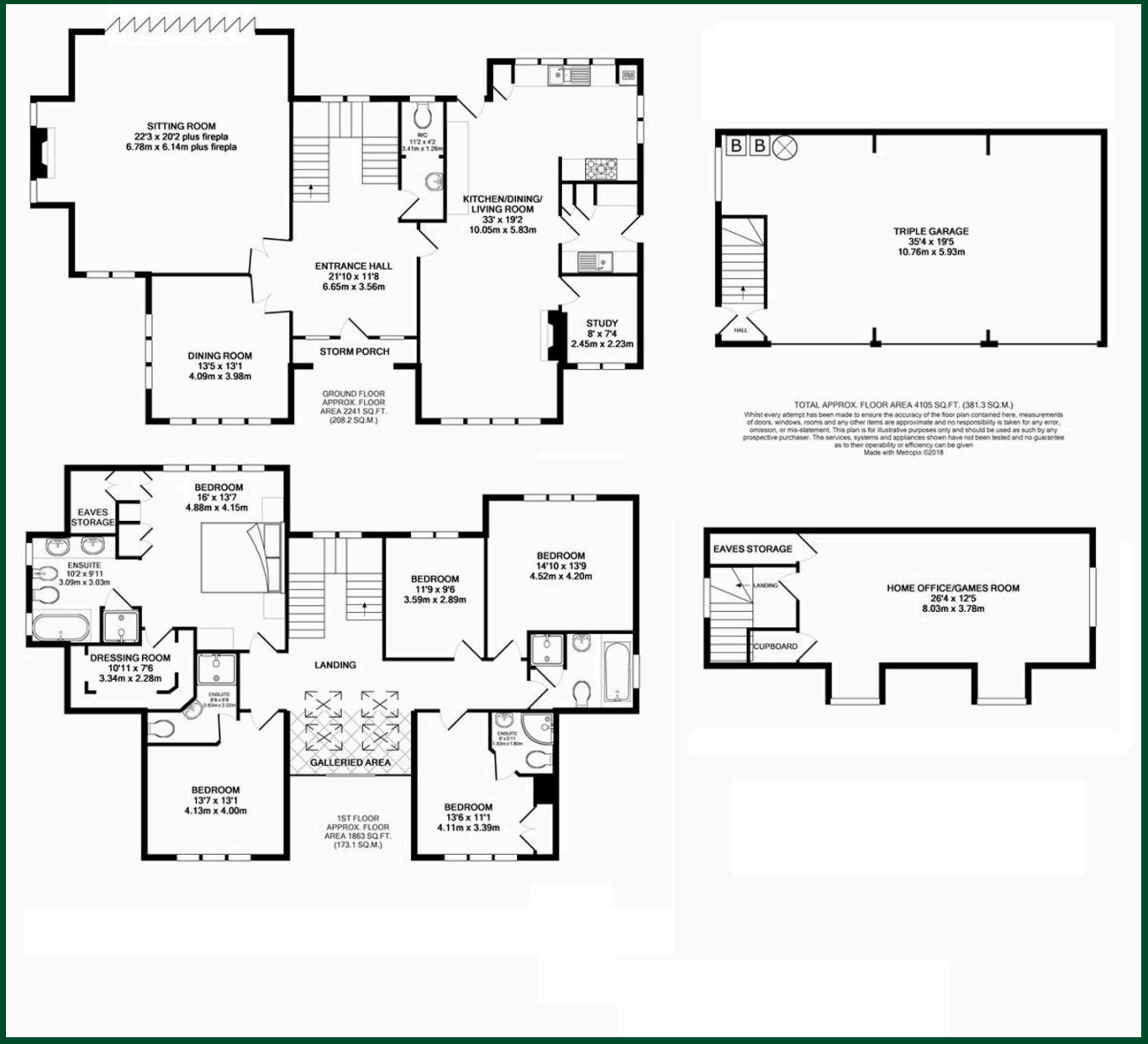
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