



Mobberley  
Davenport Lane

  
IRLAM  
*of Knutsford*



## The Property

Nestled within the leafy parish of Mobberley is Woodlands, an exquisite four-bedroom detached period home has been thoughtfully refurbished, extended and remodelled over the years to now provide light, spacious and flexible living accommodation in a modern style.

Blending period features and contemporary design cohesively. Particular mention must be made of the open Living Dining Kitchen with exposed brick, ironwork and wooden beams with bi-folding doors opening to the landscaped rear garden. In addition, a beautifully appointed separate Living Room with feature fireplace, large bay window and plantation shutters provides a cosy retreat.

The property is approached over a sweeping block paved stone driveway, providing more than ample parking and secured by gates - privacy is instantly established. Trees and shrubbery adorn the grounds with fabulous views over the adjoining Cheshire countryside. A large flagged patio area accessed off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the tranquillity of the plot.

Woodlands is perfectly positioned within a lovely rural position off a long, leafy lane in Mobberley whilst being ideally positioned to access the vibrant towns of Wilmslow and Knutsford alongside all major network links to the North West and beyond.

## Directions

From the centre of Knutsford proceed along King Edward Road (A50). At the traffic lights turn left onto Adams Hill passing the railway station. At the next lights turn left onto Hollow Lane which becomes Mobberley Road. Continue passing Bentley Manchester and proceed through Mobberley village and upon reaching the Victory Hall on your left. Turn left onto Church Lane passing The Church, The Church Inn and Mobberley Primary School. Upon reaching Hobercroft Lane, turn right into Lady Lane & take the right turn into Davenport Lane.

## SUMMARY OF ACCOMMODATION

- This beautifully presented, detached property situated in a lovely rural location
- Substantial & flexible living accommodation
- Open plan living, dining kitchen with integrated appliances & separate utility room & WC
- Four generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Gated driveway providing ample off road parking
- Superb views overlooking open countryside







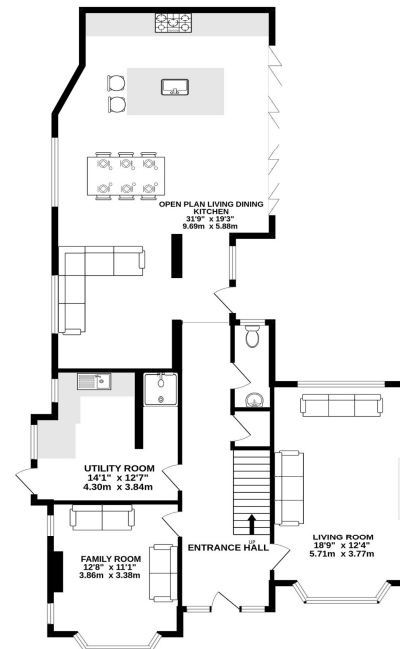
103 King Street, Knutsford,  
Cheshire, WA16 6EQ  
**01565 654 000**  
E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)  
[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)



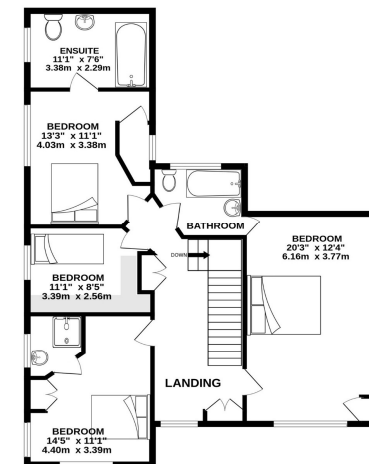
GROUND FLOOR  
1346 sq.ft. (125.0 sq.m.) approx.



**Guide Price – £1,100,000**  
**Postcode – WA16 7NA**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**



1ST FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 2283 sq.ft. (212.1 sq.m.) approx.

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