



Mere
Chester Road


IRLAMS
of Knutsford



The Property

This immaculately presented five-bedroom, three bathroom detached property has very recently been extended and undergone a full programme of redevelopment and refurbishment to now offer stunning, contemporary design with modern convenience in an open plan style. Particular mention must be made of the beautiful Living, Dining, Kitchen with full glazed aspect, two sets of bi fold doors, vaulted ceiling, Velux windows and central island, the master bedroom suite with freestanding bath, ensuite shower room and French doors to the balcony as well as the refitted family bathroom, lovely guest suite with full ensuite bathroom and well-appointed utility room.

The property occupies an enviable position within the highly sought-after Mere village, forming part of a small row of similar detached properties directly adjoining the grounds of Fairmont Cheshire, The Mere. The rear garden enjoys an exceptional open outlook across the golf course towards the 4th hole, whilst the front looks over open Cheshire countryside. Fairmont Cheshire, The Mere has recently reopened as a five-star luxury resort following a major transformation, set within approximately 157 acres and offering an exceptional combination of championship golf, luxury spa and wellness facilities, fine dining including Gordon Ramsay at The Mere, and extensive leisure amenities. The renowned 18-hole championship golf course, originally designed by James Braid, sits immediately beyond the property, making this a particularly enviable setting for both golf and leisure enthusiasts.

The property is approached through timber electric gates over a tarmacadam driveway, providing ample parking and turning space, leading to the front entrance with open lawned garden, feature planting and mature trees. The rear gardens are a lovely feature of the property, being generous in proportions with an open outlook over the Fairmont Hotel and Golf course. Laid to lawn again in the main with mature laurel hedging and trees, fully enclosed by secure fencing with gate to the course. Large, flagged patio and stepped decking wrap around the rear of the property giving fantastic opportunity for alfresco dining and enjoying the stunning outlook.

Directions

From Knutsford Town centre proceed down Manchester Road (A50) passing Cottons Hotel & Spa. Continue to the crossroads and immediately after passing Fairmont The Mere Golf & Country Club on your right, turn right onto Chester Road where the property will be found approximately half way down on your right.

SUMMARY OF ACCOMMODATION

- This stunning, detached, property refurbished to a very high standard throughout, situated in an ever popular location in Mere
- Substantial, flexible living accommodation set over two floors
- Superb open plan living dining kitchen with integrated appliances, underfloor heating & separate utility room
- Five generous bedrooms & three bathrooms (two en-suite) with underfloor heating
- Private formal gardens with patio, decked and lawned areas, ideal for alfresco dining and entertaining
- Private, gated driveway providing more than ample off road parking
- Stunning views overlooking The Fairmont, Golf course







103 King Street, Knutsford,
Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk



Price – £2,250,000

Postcode – WA16 6LG

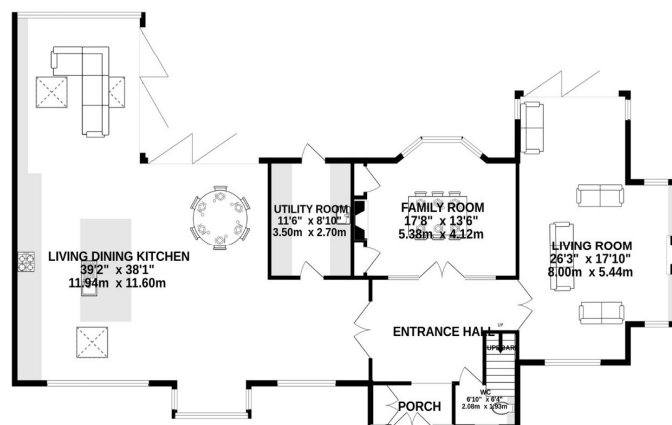
Tenure – Freehold

Local Authority - Cheshire East

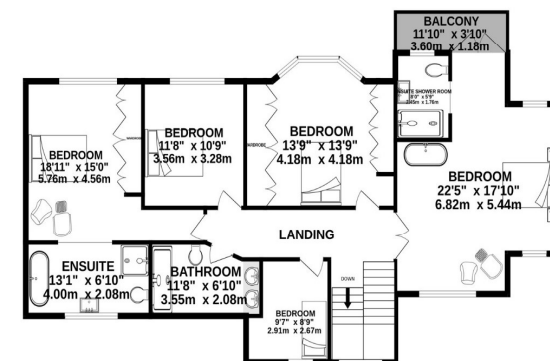
Council Tax – Band G

EPC Rating – TBC

GROUND FLOOR
1855 sq.ft. (172.3 sq.m.) approx.



1ST FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 3133 sq.ft. (291.0 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

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