



Andrew J Nowell
& Company

The Priory, 2 Astley Close, Knutsford
£5,500 pcm



The Priory, 2 Astley Close, Knutsford, WA16 8GZ

- Gated development
- Triple garaging
- Fitness room & Sauna
- Excellent location in Knutsford
- Attractive, well maintained gardens
- Garden room

Situated within an exclusive gated development in one of Knutsford's most sought-after locations, this impressive detached residence offers over 4,300 sq.ft. of beautifully proportioned accommodation, combining elegant reception spaces with superb family living.

A magnificent reception hall with a sweeping central staircase creates an outstanding first impression, leading to a superb selection of reception rooms including a formal drawing room, dining room, family room and study. The recently renovated open-plan kitchen is a real focal point of the home, fitted to a high standard with integrated appliances and a central island, flowing through to a bright garden room with French doors opening onto the private rear gardens. A utility room provides further practicality.



The first floor offers four generous double bedrooms, all benefiting from en-suite facilities, including an impressive principal suite with a dressing area. The lower ground floor incorporates a gym/fitness room with Nordic sauna and shower, creating an excellent leisure space.

Approached via secure electric gates, the property enjoys beautifully maintained gardens, extensive driveway parking and a substantial detached triple garage, all within a private and highly regarded residential setting close to Knutsford's excellent amenities and transport links.

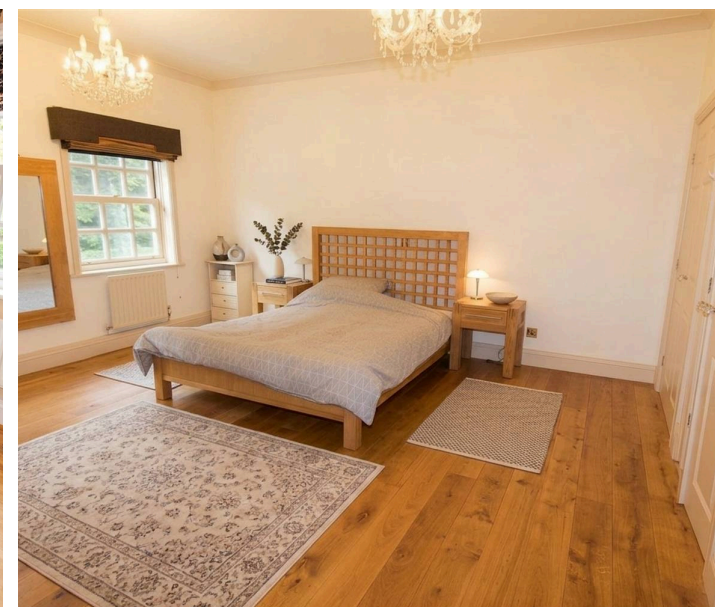
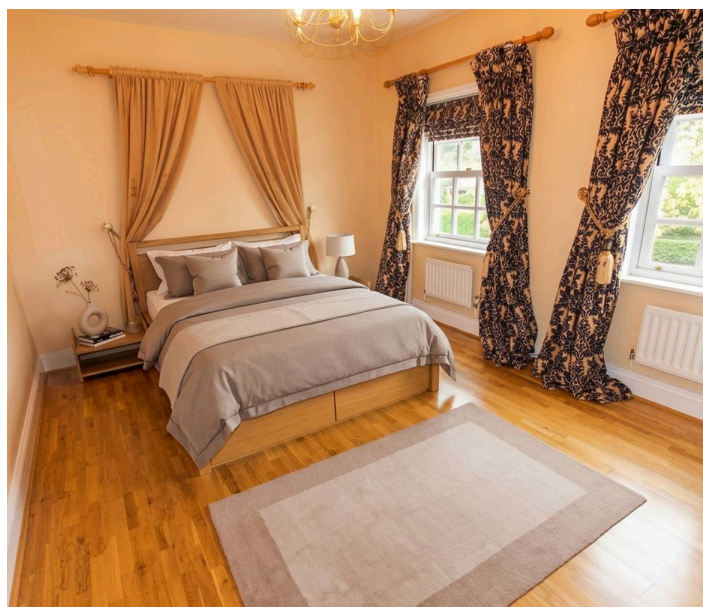
Important Information

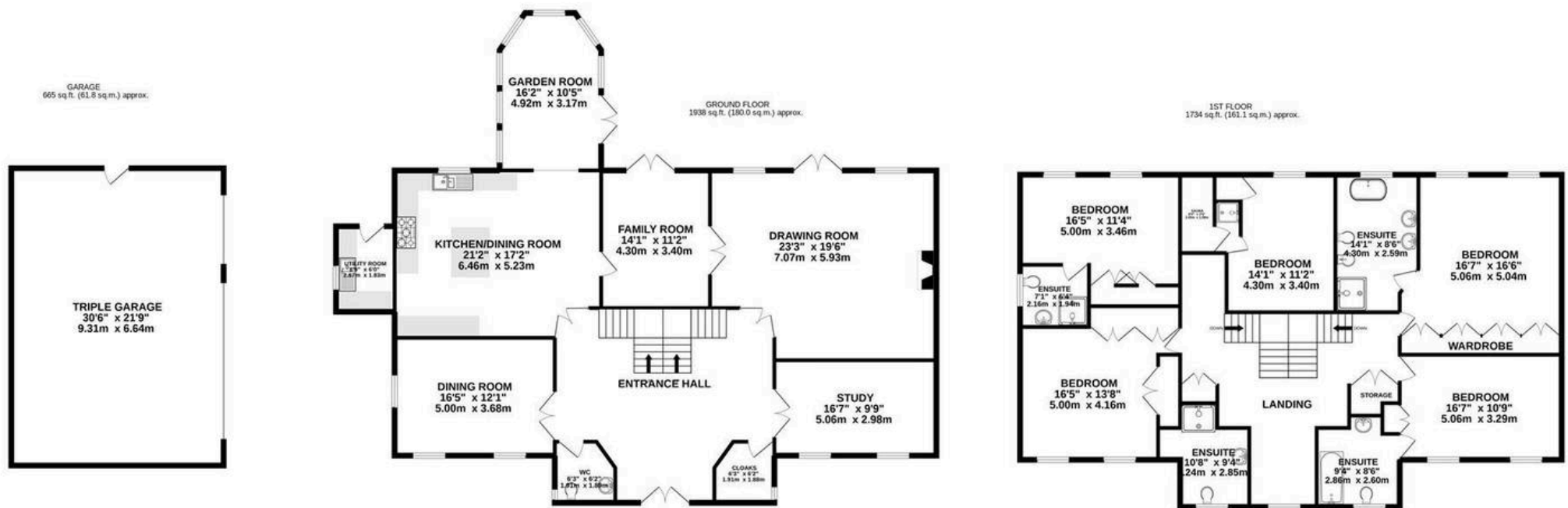
- What3Words - [///island.carefully.miss](https://www.what3words.com/island.carefully.miss)
- Parking - Garage and Driveway
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (68/73)
- Council Tax band - H (Cheshire East).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit [cheshireeast.gov.uk/gardenbin](https://www.cheshireeast.gov.uk/gardenbin)
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband - Ultrafast broadband available at the property
- *Mobile - Likely coverage by EE, O2, Three and Vodafone.

Information provided by Ofcom checker and isn't guaranteed.

Andrew J Nowell take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. * Information provided by

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TOTAL FLOOR AREA : 4337 sq.ft. (402.9 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 as to their operability or efficiency can be given.
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