

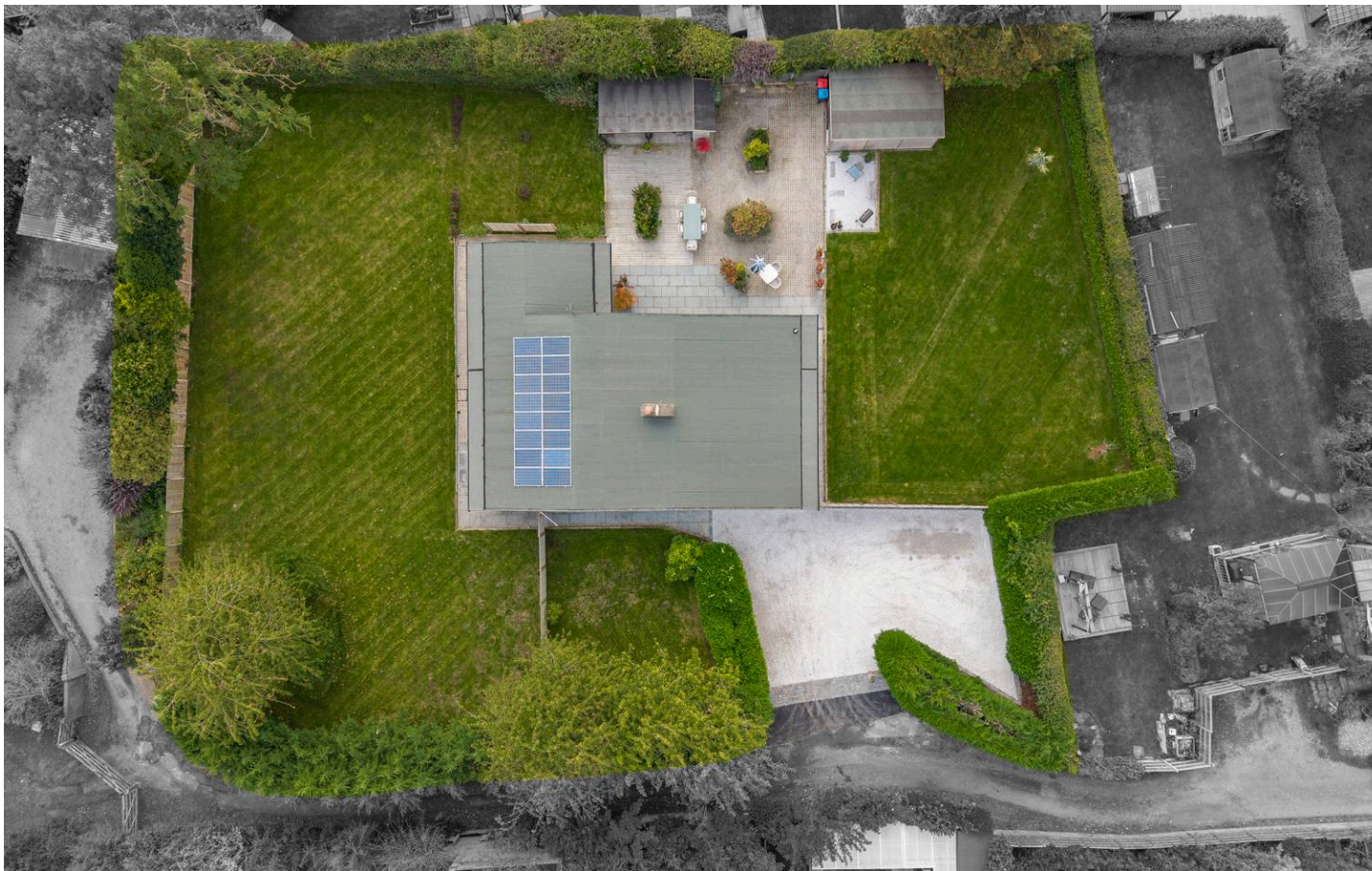


Cogshall Lane

Comberbach

£850,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Cogshall Lane

Comberbach

Council Tax band: G

Tenure: Freehold

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

Local Authority: Cheshire West & Chester Council

EPC Energy Efficiency Rating:

Total Floor Area: 1849 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Exquisite Detached Bungalow
- Three Immaculate Bedrooms & Two Bathrooms
- Comprehensively Refurbished & Beautifully Appointed Throughout
- Impressive Entrance Hallway
- Fabulous Living Room with Log-Burner
- Stunning Family Room Overlooking the Gardens
- Impressive Dining Kitchen with Integrated Appliances
- Separate Utility Room with W.C
- Private Position within a Mature 0.6-acre approx. plot
- Fully Re-Wired, Updated Heating System & Solar Panels





Cogshall Lane

Comberbach

A Beautifully Refurbished Three Double Bedroom Detached Bungalow Set Within Approximately 0.6 Acres of Private Grounds.

Centila is an exceptional three double bedroom, two bathroom detached bungalow, discreetly positioned off the highly desirable Cogshall Lane and set within approximately 0.6 acres of beautifully maintained private grounds.

Thoughtfully refurbished and exceptionally well cared for, the property combines stylish contemporary interiors with generous, versatile accommodation and wonderful outdoor space. Striking internal flooring, elegant neutral décor, Crittal-style internal doors, new entrance gates and accompanying driveway create an impressive first impression.

The welcoming central hallway provides excellent storage and leads into a superb light-filled formal living room, featuring a log-burning stove and double doors opening into a spacious and versatile family room. With striking feature windows and further double doors, this is a wonderful space from which to enjoy the outlook across the gardens.



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At the heart of the home is the impressive open-plan living dining kitchen, designed perfectly for modern family life and entertaining. The stylish kitchen incorporates integrated appliances and a useful separate walk-in pantry, whilst the adjoining dining area enjoys delightful views across the entertaining terrace and gardens. A separate utility room and W.C add further practicality.

The three immaculate double bedrooms, including a principal with en-suite, and family bathroom are thoughtfully positioned away from the principal living accommodation, creating an excellent balance between private and social spaces. There is also exciting potential to extend to the side, subject to the necessary planning consent, creating the opportunity for a substantial four or five bedroom family home.

The property has been comprehensively updated, including a full rewire, modern central heating system and boiler, whilst solar panels provide the added benefit of helping to reduce ongoing energy costs.

Outside, the mature private grounds are a real highlight, featuring extensive lawns, well-stocked borders, an impressive entertaining patio and covered seating area. Whether enjoying a quiet morning coffee, entertaining family and friends or simply making the most of the exceptional level of privacy, the gardens provide a wonderful extension of the living space.



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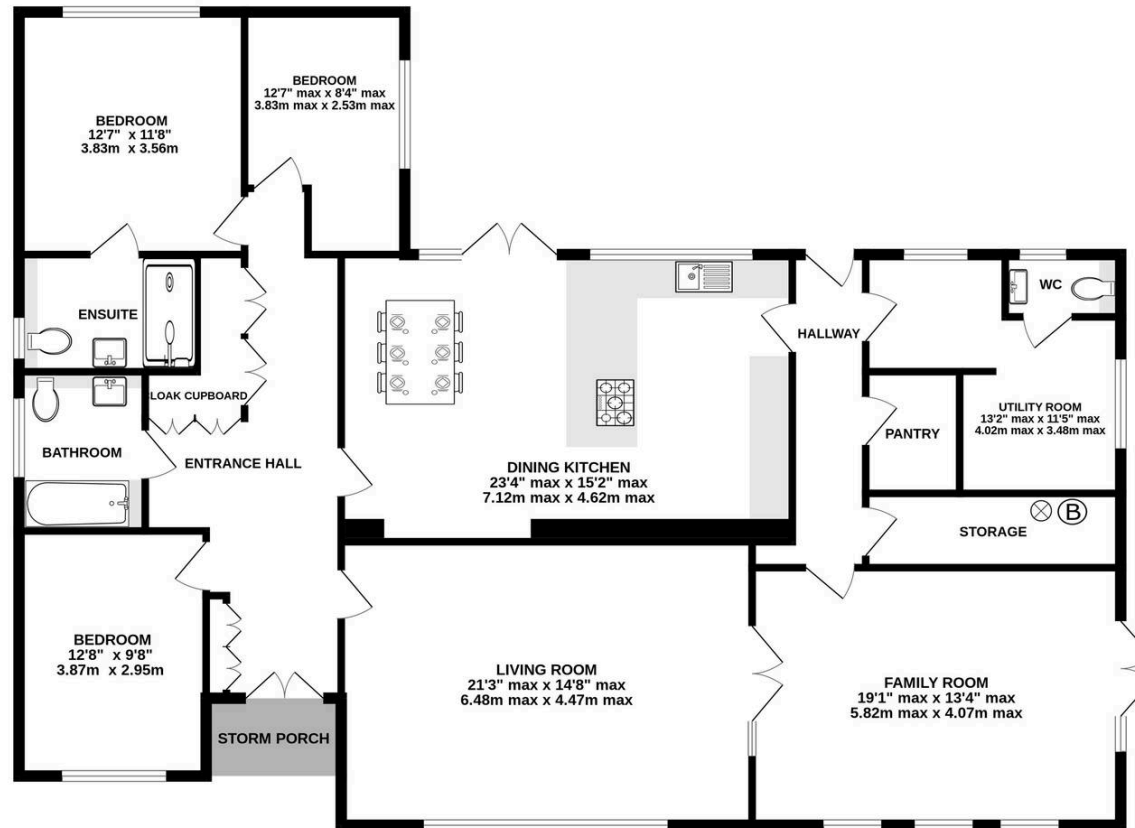
Situated within the sought-after village of Comberbach, Centila enjoys a peaceful setting within walking distance of local amenities and well-regarded schools, whilst offering convenient access to Knutsford, Great Budworth, Northwich and Stockton Heath.

A beautifully presented and versatile home offering exceptional space, privacy and lifestyle appeal in a highly desirable village setting.





GROUND FLOOR
1849 sq.ft. (171.8 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Knutsford

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