

Stuart Rushton & COMPANY

Toll Bar Cottage Chester Road, Over Tabley - WA16 0PR

£950,000









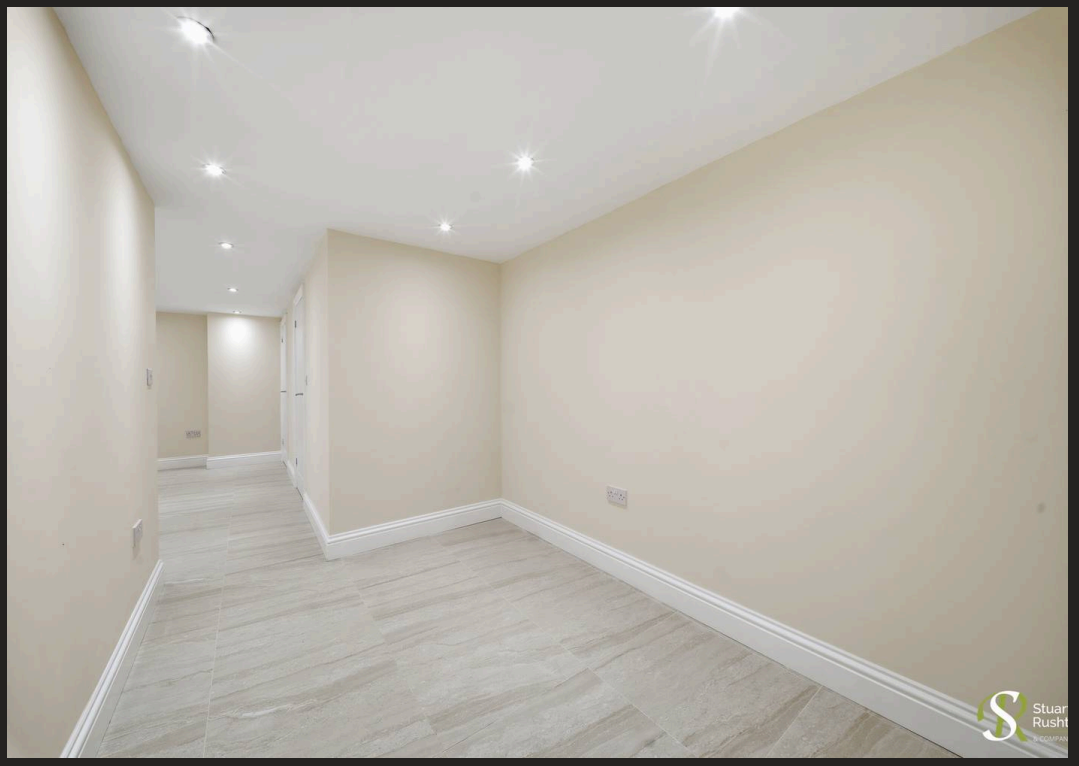




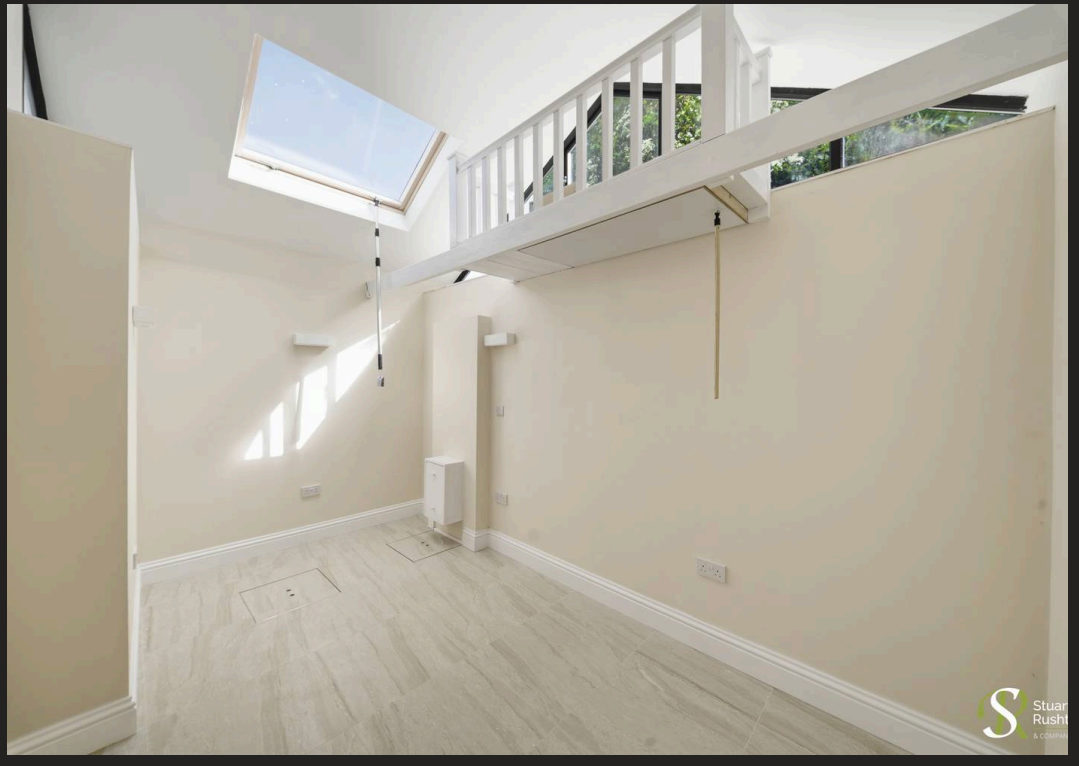












Toll Bar Cottage

Chester Road, Over Tabley, Knutsford

A unique 4-bed detached cottage on 3 floors, over 3,000 sq.ft., set in one third of an acre with countryside views, large gardens, double garage, and flexible living space near Knutsford.

Council Tax band: F

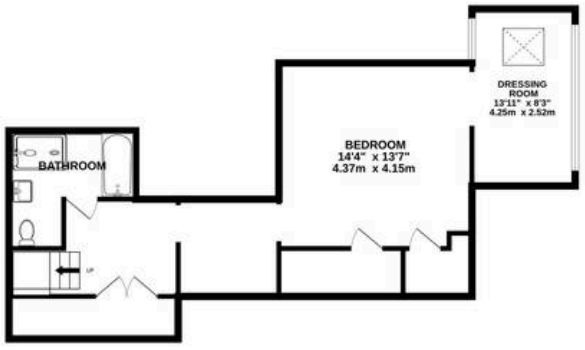
Tenure: Freehold

EPC Energy Efficiency Rating: E

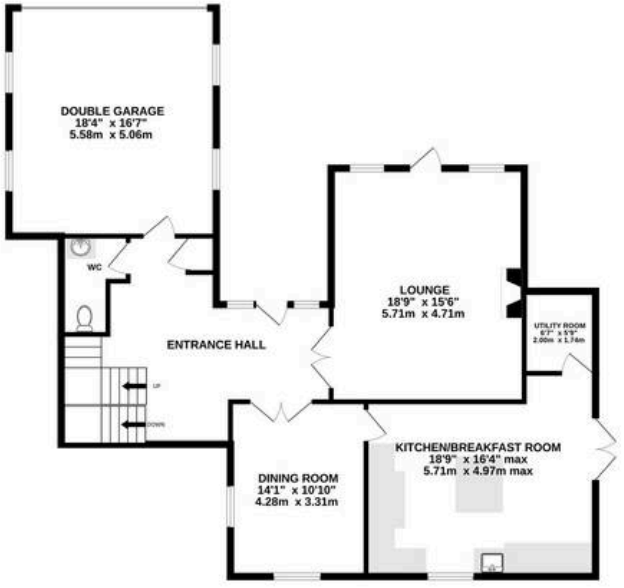
- Exceptionally unique detached home extending to over 3,000 sq.ft.
- Flexible accommodation arranged across three spacious floors
- Purpose-built lower ground floor principal bedroom suite with dressing room, bathroom and sun lounge
- Stunning semi-rural setting with uninterrupted open field views
- Approximate 1/3 acre plot with excellent privacy and no immediate neighbours
- Gated driveway providing parking for several vehicles plus double integral garage
- Elegant entrance hall with striking Cinderella staircase
- Conveniently located close to Knutsford, Mere and major motorway connections



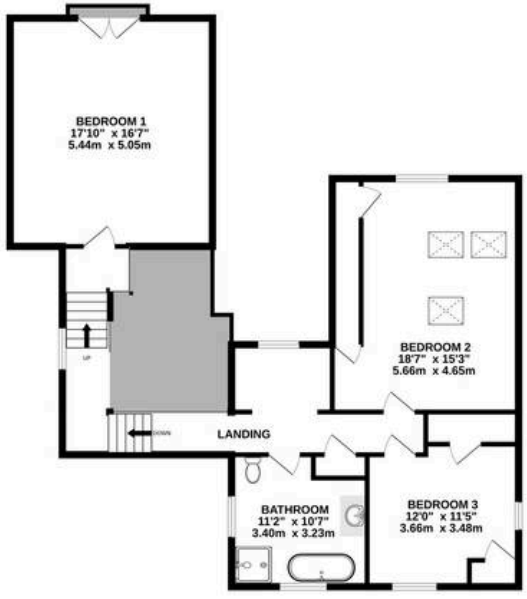
BASEMENT
677 sq.ft. (62.9 sq.m.) approx.



GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 3052 sq.ft. (283.5 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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