

FREEHOLD



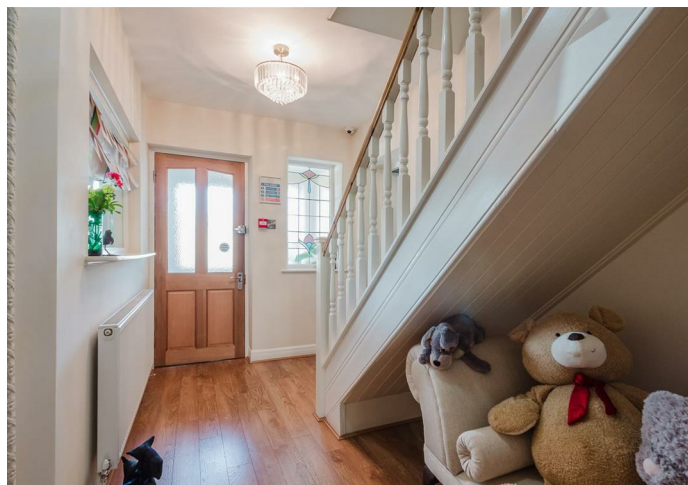
House - Detached

THE HINTON TOWN LANE, MOBBERLEY, KNUTSFORD, WA16 7HH

£1,245,000

FEATURES

- Exceptional detached family residence
- Guest house offering unique opportunity
- Large living room and formal dining area
- Approximately 3,250 sq.ft. of accommodation
- Spacious kitchen with Rayburn cooker
- Separate utility room and dedicated laundry space



ACOBAS

8 Bedroom House - Detached located in Knutsford

The property is approached via a large private driveway providing ample off-road parking and immediately creates a wonderful first impression. Internally, the accommodation has been thoughtfully designed to provide an excellent balance of formal reception space and relaxed living.

At the heart of the home is the impressive kitchen, fitted with an extensive range of quality cabinetry, generous work surfaces and a traditional Rayburn, creating a fantastic space for everyday living and entertaining alike. Adjoining the kitchen is a separate utility room, ensuring practicality.

A magnificent conservatory spans across the rear of the property, flooding the home with natural light and enjoying beautiful views across the private gardens, creating an exceptional year-round living and entertaining space. As well as a spacious living room & a formal dining room providing an ideal setting for family gatherings and special occasions.

The bedroom accommodation is equally impressive, with eight well-proportioned first floor bedrooms arranged to provide flexibility for family living or guest accommodation. The home benefits from eight bath and shower rooms, offering an exceptional level of convenience and privacy rarely found in properties of this kind.

Externally, the beautifully maintained rear gardens provide a wonderful extension of the living space. Predominantly laid to lawn with mature trees, established borders and attractive planting, the gardens offer a peaceful and private setting. A covered outdoor seating area creates the perfect place to entertain friends and family throughout the warmer months, whilst the generous plot provides ample space for children to play or simply enjoy the tranquillity of the surroundings.

Situated within the sought-after Cheshire village of Mobberley, residents benefit from an enviable balance of rural charm and excellent connectivity. Knutsford, Wilmslow and Alderley Edge are all within easy reach, whilst Manchester Airport, the motorway network and local rail links provide outstanding convenience for commuters and those travelling further afield.

Offering an abundance of space, beautifully maintained gardens and exceptional versatility, The Hinton represents a rare opportunity to acquire a truly impressive detached home which could be easily remodelled or extended (STPP) in one of Cheshire's most desirable village locations.



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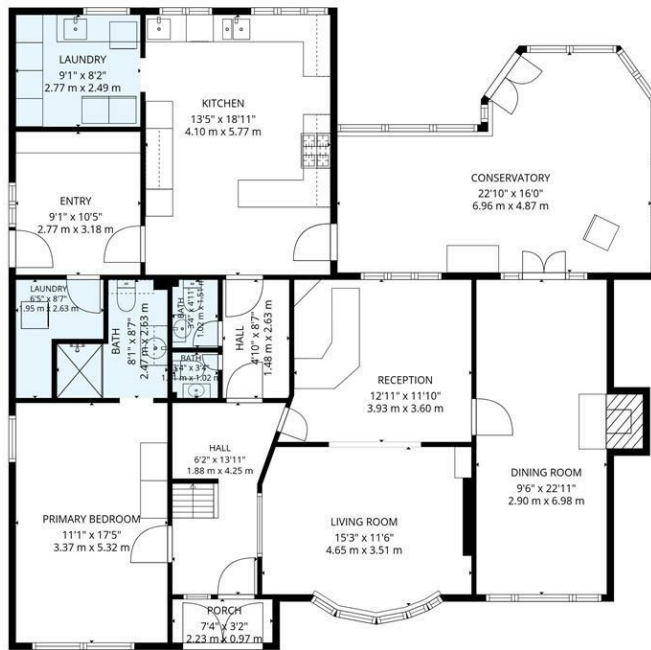
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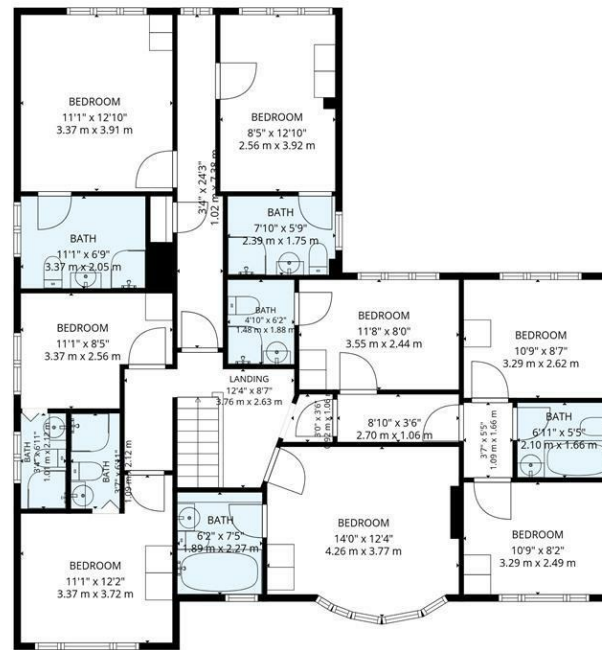
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Council Tax Band

E



1st floor



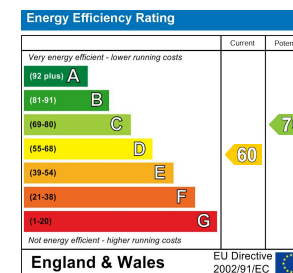
2nd floor

TOTAL: 3249 sq. ft, 302 m2

1st floor: 1774 sq. ft, 165 m2, 2nd floor: 1475 sq. ft, 137 m2

EXCLUDED AREAS: PORCH: 23 sq. ft, 2 m2, FIREPLACE: 13 sq. ft, 1 m2, WALLS: 199 sq. ft, 18 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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