



Over Peover
Stocks Lane



Over Peover, WA16 8TU

Stocks Lane

£490,000



The Property

This beautifully appointed, three bedroom period cottage is brimming with character and charm. The property has been sympathetically maintained and improved over the years to now provide spacious living accommodation over two floors. Particular mention must be made of the quaint living room with feature fireplace housing the wood burning stove, leads through to the separate dining room with bay window overlooking the private rear gardens, as well as the large separate garage, ideal for additional storage. Located in a most sought-after position in the heart of Over Peover village, on the doorstep of many country walks, a short drive to the cosmopolitan towns of Knutsford, Alderley Edge and Wilmslow whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged path flanked by beautifully maintained gardens leading to the front entrance. To the rear there is a well maintained split-level garden with lawned area, patios with brick elevations overlooking adjoining countryside. The gardens are well stocked with an array of feature plants, hedging and foliage. A lovely seating area at the head of the garden provides the perfect spot for alfresco dining and enjoying the open aspect.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) continue through the traffic lights onto Toft Road (A50) which continues onto Holmes Chapel Road, follow this road for approximately 2.5 miles and then turn left onto Stocks Lane at The Whipping Stocks public house. Continue down Stocks Lane and just after passing The Park Gate Inn the property will soon be seen on your left.

- Immaculately presented terraced property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Dining kitchen
- Three bedrooms
- Bathroom
- Stunning, split-level rear garden with lawn & patio seating areas
- Views over open countryside
- Double garage

Postcode – WA16 8TU

Tenure – Freehold

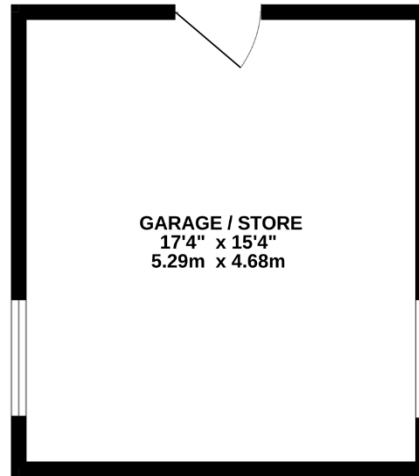
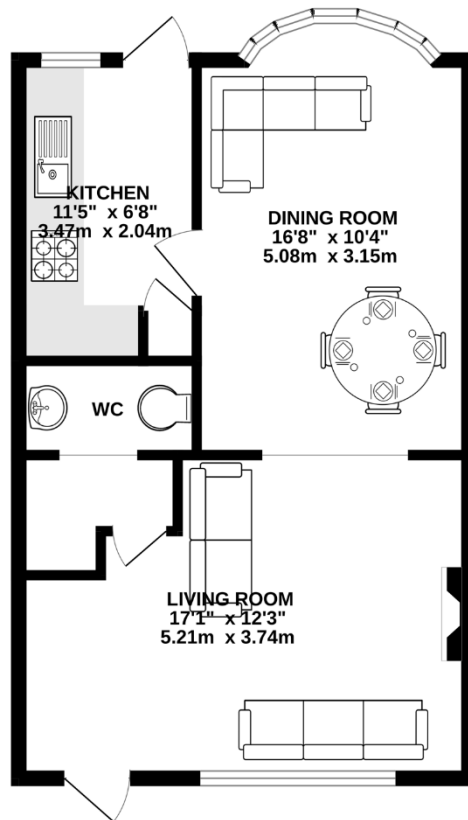
Local Authority – Cheshire East

Council Tax – Band E

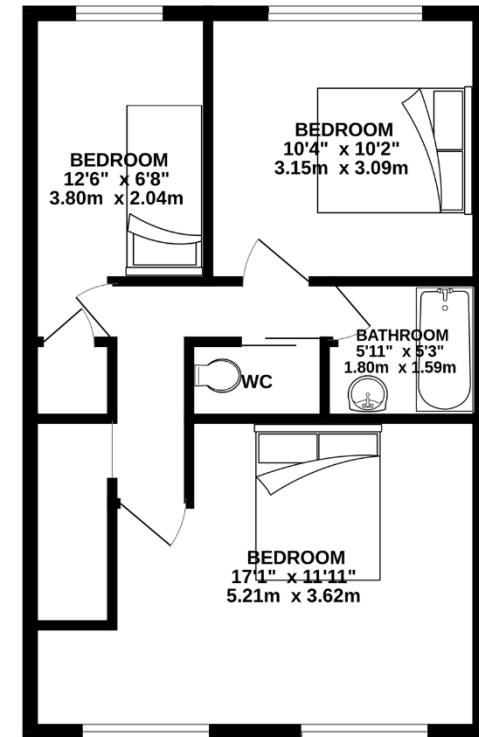
EPC - TBC



GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

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