Mere

One Willow, The Circle

IRLAMS of Knutsford

The Property

This immaculately presented five-bedroom, four-bathroom detached family home has been beautifully maintained and improved by the current owners, creating light, spacious and versatile accommodation finished to an exceptional modern standard. Particular mention must be made of the stunning open-plan living dining kitchen with central island, breakfast bar and bi-folding doors opening onto the private landscaped rear garden, the impressive principal bedroom suite with dressing room, contemporary en-suite shower room, air-conditioning and balconies to both the front and rear elevations as well as the four piece family family bathroom and thoughtfully converted loft space providing flexible, additional accommodation.

Occupying a quiet and peaceful position on The Circle, just off Mereside Road in the heart of the highly sought-after village of Mere, the property is within easy reach of local amenities, Knutsford Town Centre and excellent transport links connecting to the Northwest and beyond.

The property is approached via a large tarmacadam driveway with block-set edging, providing ample off-road parking for multiple vehicles leading to the integral garage and front entrance. The front gardens feature a shaped lawn with mature hedging. The rear garden is a beautiful feature of the property, enjoying a private south-westerly aspect and generous proportions. Predominantly laid to lawn, it is complemented by deep, well-stocked borders filled with a variety of mature plants and shrubs, all enclosed by established hedging, trees and timber fencing. A large stone-flagged patio, complete with an outdoor kitchen and pizza oven and modern pergola is accessed directly from the bi-fold doors off the living dining kitchen and principal reception rooms, creating the perfect space for alfresco dining and outdoor entertaining with family and friends.

Directions

From the roundabout in Canute Square travel along Manchester Road passing Cottons Hotel & Spa. Take the next right onto Mereside Road and continue the road towards its end and turn left into The Circle where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached family property situated in a private setting in the popular area of Mere
- Substantial and flexible accommodation set over three floors
- Superb living dining kitchen with integrated appliances & separate spacious utility room
- Five generous bedrooms
- Four bathrooms (two en-suite with dressing room areas)
- Stunning, private formal gardens with patio and lawned areas with outdoor kitchen area and pizza oven, perfect for alfresco dining and entertaining
- Garage and driveway providing more than ample off road parking

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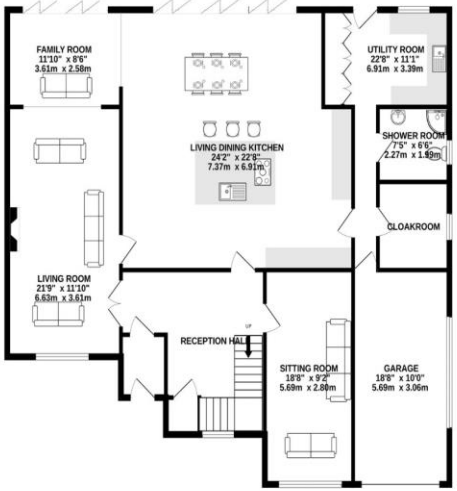
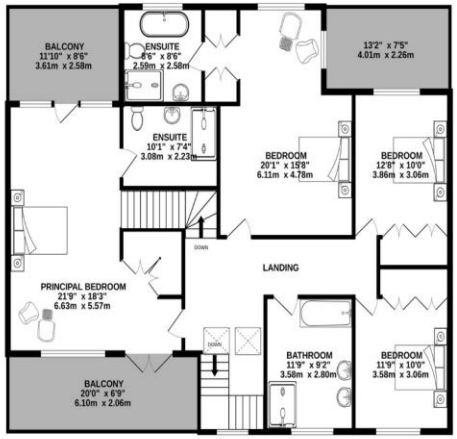
Guide Price – £1,400,000
Postcode – WA16 6QY
EPC Rating - C
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band H

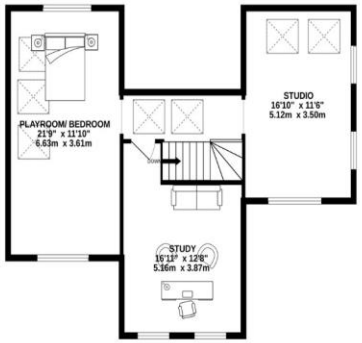
GROUND FLOOR
1689 sq.ft. (156.9 sq.m.) approx.



1ST FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



2ND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 3779 sq.ft. (351.1 sq.m.) approx.

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