



**GASCOIGNE
HALMAN**

COTEBROOK VIEW, OUGHTRINGTON LANE, LYMM,
EPC: B / COUNCIL TAX: H

THE AREAS LEADING ESTATE AGENT



COTEBROOK VIEW, OUGHTRINGTON LANE, LYMM, EPC: B / COUNCIL TAX: H

Asking Price £1,995,000

Welcome to Cotebrook View, an exquisite six bedroom detached residence nestled on Oughtrington Lane, Lymm. This exceptional freehold property, situated on a private development, epitomizing luxury living with elevated build quality and meticulous attention to detail throughout.





Situated on a private development

Elevated build quality throughout

Fully landscaped south westerly facing garden

Bespoke outdoor kitchen

Offered no onward chain

Six double bedrooms, five en-suite bathrooms

Substantial integrated double garage



DESCRIPTION

Step inside to discover an elegant entrance hallway leading to the bespoke open plan kitchen, seamlessly connected to an expansive dining room featuring stunning wall to ceiling glass doors that flood the space with natural light and provide effortless access to the fully landscaped south westerly garden. The outdoor kitchen creates the perfect setting for alfresco entertaining amidst beautifully designed surroundings.

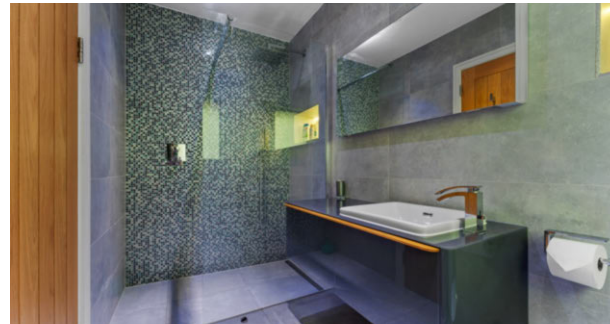
The home boasts multiple reception rooms, including a sophisticated living room and a dedicated office/study, offering versatile spaces to suit both relaxation and productivity. The master bedroom is a tranquil retreat and features both an internal mezzanine and outdoor balcony overlooking the beautifully landscaped gardens, with a fully fitted dressing room and luxury en-suite bathroom. The property offers a further five generously proportioned double bedrooms providing ample accommodation, all benefiting from sumptuous en-suite bathrooms and bespoke fitted wardrobes, ensuring privacy and comfort for family and guests alike.

Additional highlights include a substantial double garage with elegant tiled flooring and a driveway with an electric charge point and can accommodate multiple vehicles, enhancing convenience and security. With an asking price of £1,995,000 and offered with no onward chain, Cotebrook View presents a rare opportunity to acquire a truly magnificent family home in one of Lymm's most sought after locations.

Experience unparalleled luxury and timeless elegance at Cotebrook View, where every detail has been crafted to perfection. The substantial house build is one of a Steel and Brick construction and property has luscious underfloor heating throughout the entire property. This property must be viewed to appreciate the craftsmanship on offer. Arrange your private viewing today.







DIRECTIONS

SAT NAV: WA13 0QY

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community. Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council : Tax Band H

ENERGY PERFORMANCE RATING

Rating B

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

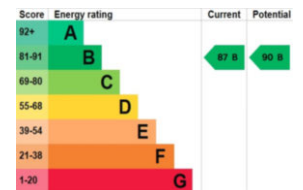


Total: 3299 sq. Ft, 306 m2

Ground Floor: 1350 sq. Ft, 125 M2, 1st Floor: 1123 sq. Ft, 104 M2, 2nd Floor: 826 sq. Ft, 77 m2
 Excluded Areas: Utility: 86 sq. Ft, 8 M2, Garage: 339 sq. Ft, 31 M2, Bedroom One: 288 sq. Ft, 27 M2,
 Low Ceiling: 366 sq. Ft, 34 M2, BEDROOM/ Cinema Room: 260 sq. Ft, 24 M2, Storage: 34 sq. Ft, 3 M2,
 Walls: 314 sq. Ft, 29 m2

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