









3 Coronation Cottage

Flittogate Lane, Tabley, Knutsford

A beautifully extended 4-bed cottage in a semi-rural setting near Knutsford. Stylish open-plan kitchen, vaulted ceilings, garden, summer house, and countryside views. Modern and character features throughout.

Council Tax band: C

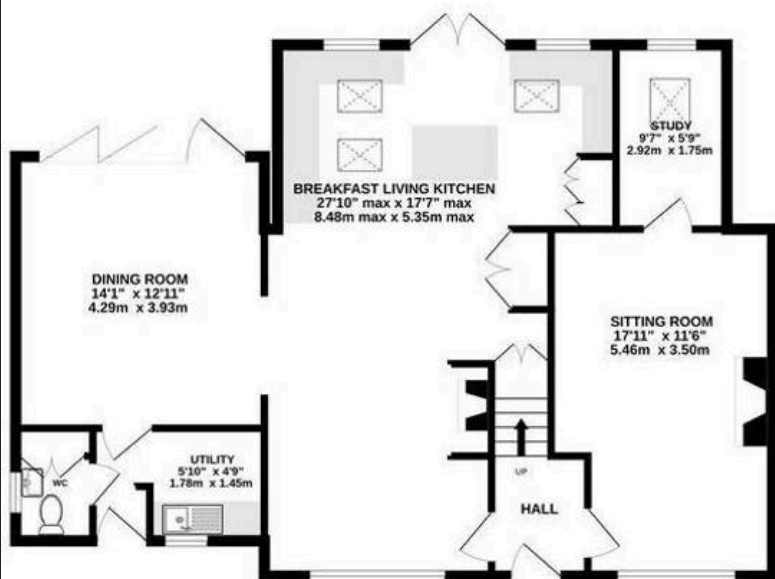
Tenure: Freehold

EPC Energy Efficiency Rating: E

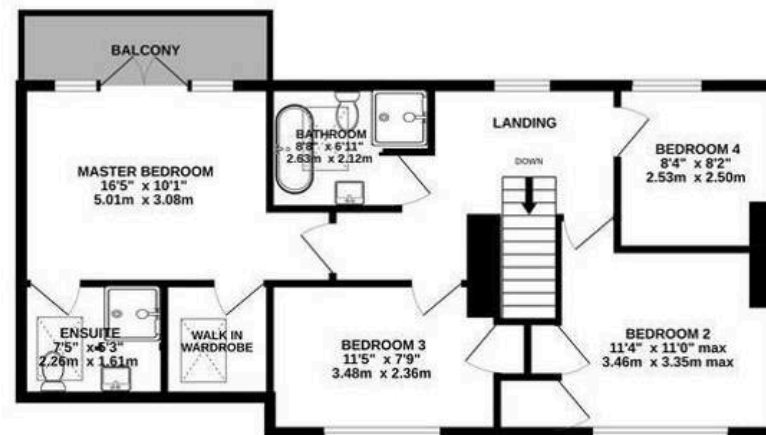
- Beautifully presented and thoughtfully extended four-bedroom cottage in a peaceful semi-rural setting close to Knutsford and excellent transport links
- Stunning open-plan breakfast kitchen and family space with vaulted ceiling, Velux windows and doors opening onto the patio and garden
- Bespoke Shepherds of Cheshire kitchen featuring solid wood cabinetry, quartz and oak worktops, wine cooler and Belfast sink with Quooker tap
- Spacious sitting room with a working original fireplace, family lounge area opening into the kitchen and a separate dining room with bi-folding doors into the garden
- Impressive principal bedroom with cathedral ceiling, dressing area, en suite shower room and private balcony overlooking woodland
- Stylishly updated family bathroom with Italian tiling, oval bath, separate shower and high-quality contemporary fittings throughout
- Versatile additional accommodation including a dedicated home study and a fourth bedroom currently arranged as a bespoke dressing room
- Rear garden backing onto Crown Estate fields and woodland, with a summer house/art studio, shed, log store and abundant wildlife



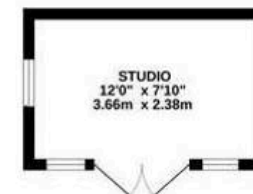
GROUND FLOOR
943 sq ft. (87.6 sq.m.) approx.



1ST FLOOR
671 sq ft. (62.3 sq.m.) approx.



94 sq ft. (8.7 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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