



Over Peover
Mainwaring Road


IRLAM
of Knutsford



The Property

This stunning four-bedroom, four-bathroom detached executive home has been much extended, remodelled and bare brick refurbished by the current owners to now offer light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan Daniel Wayman Living Dining Kitchen with central island, underfloor heating and bi-fold doors to the garden, the master bedroom suite with ensuite bathroom and fitted dressing room as well as the three further double bedrooms (all en-suite), generous reception rooms, separate study and utility room. The property also benefits from the addition of solar panels with battery storage enabling reduced energy costs.

Located in a most sought-after position in the heart of Over Peover village adjoining open countryside and a short stroll to all local amenities including Over Peover primary school and renowned "The Dog" Public House whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over an 'in and out' golden gravel driveway, providing more than ample parking, leading to the front entrance and integral garage with feature planting and mature tree, retained by established hedging creating a high degree of privacy. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with a range of well stocked borders containing a wealth of different plants and foliage, all fully enclosed by established hedging and timber fencing. Large stone flagged patio area with cobbled sets sweeps around the rear of the property providing fantastic opportunity for alfresco dining and giving access to the detached garden room/studio. Beyond the garden, accessed via the side of the property is a paddock with detached oak framed garage/store and stables offering potential use for outdoor activities/hobbies or for further development (subject to necessary permissions).

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) in the direction of Holmes Chapel. Continue out of the town through Toft and upon reaching The Whipping Stocks public house on your left, turn left onto Stocks Lane. Follow the lane into the village and just prior to reaching the Parkgate Inn on your left, turn right onto Mainwaring Road where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- EPC Rating A
- This immaculately presented detached property situated in a sought-after location
- A short stroll to local amenities
- Substantial, flexible living accommodation
- Beautiful open plan living dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms & four bathrooms (all en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining, additional paddock with superb open aspect
- In & out driveway, garden room, garaging & stable block





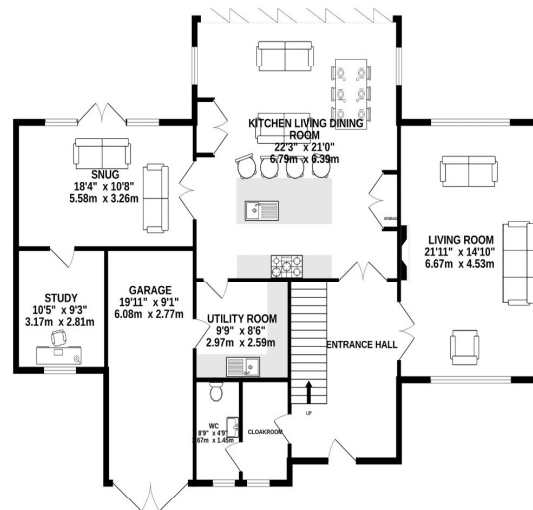


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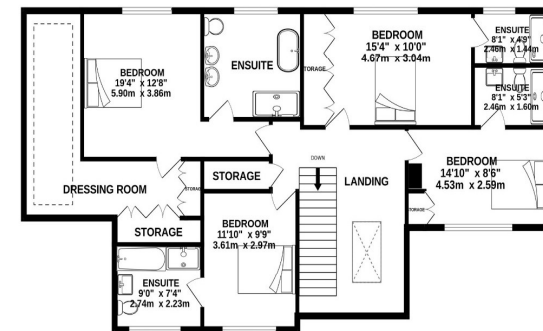


Guide Price – £1,300,000
Postcode – WA16 8TR
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G
EPC Rating – A

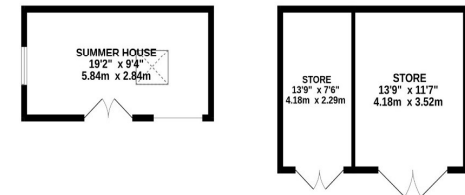
GROUND FLOOR
1602 sq.ft. (148.8 sq.m.) approx.



1ST FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



OUTBUILDING
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 3280 sq.ft. (304.7 sq.m.) approx.

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