



**Chelford**  
**The Coach House, Grangewood Drive**

**Chelford, SK11 9BY**  
**Grangewood Drive**  
**£825,000**



#### The Property

This immaculately presented five bedroom, three bathroom Victorian detached former Coach House has been much refurbished and improved over the years by the current owners to now offer light, spacious and flexible living accommodation blending character features and modern styling effortlessly. Particular mention must be made of the stunning open plan, refitted Living Dining Kitchen with island unit, wall mounted gas fireplace, fitted appliances and French doors to the courtyard with snug, the master bedroom suite with fitted wardrobes and contemporary bathroom as well as the triple aspect Drawing Room with feature fireplace, bay window and French Doors to the garden.

Located in an ever popular position at the head of a small enclave of similar properties on the edge of the village, close to local schooling and amenities whilst being ideally positioned for all major networks links to the Northwest and beyond.

The property is approached over a tarmacadam driveway, providing ample parking, with open lawned garden and mature trees leading

through timber gates on to a lovely cobbled courtyard with detached double garage and store. The rear gardens are a lovely feature of the property, being generous in proportions with an open, private Southerly aspect. Laid to lawn in the main with a range of sweeping borders containing a wealth of plants and foliage, all fully enclosed by wood lap fencing, established trees and hedging. Stone flagged patio and pathway leads around the rear of the property on to the cobbled courtyard providing ideal opportunity for alfresco dining and enjoying the lovely aspect.

#### Directions

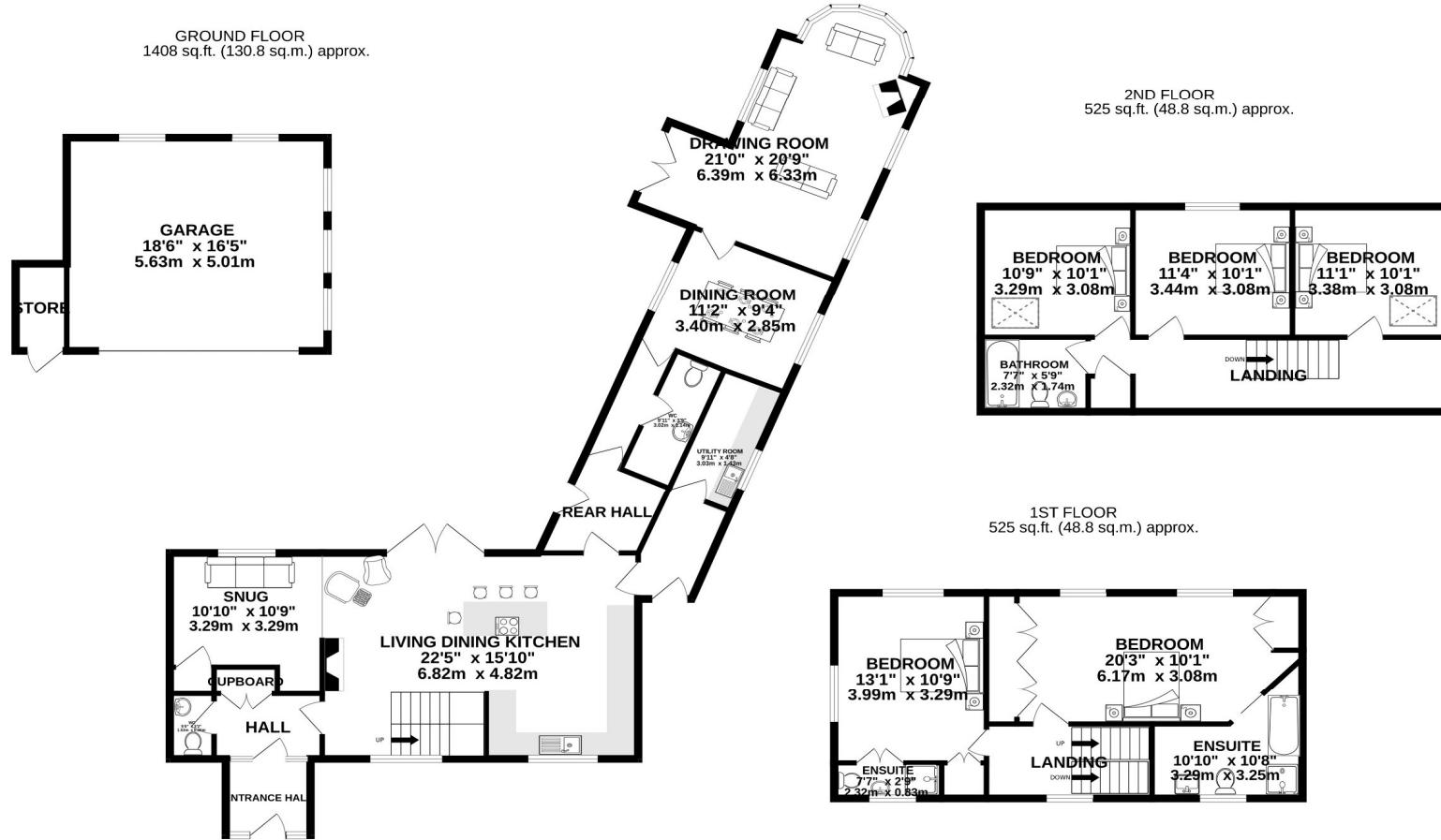
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford, pass the Egerton Arms public house on the left and then turn left into Dixon Drive and turn first right into Grangewood Drive where the property will be seen on your right.



- An immaculately presented detached former Coach House set in a lovely village location
- Spacious & flexible living accommodation
- Open plan living dining kitchen & separate utility room
- Five bedrooms
- Three bathrooms (two en-suite)
- Generous gardens with lawn, courtyard and children's play area
- Gated driveway providing ample off road parking
- Detached double garage & store

**Postcode** – SK11 9BY  
**EPC Rating** – C  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band G





TOTAL FLOOR AREA : 2457 sq.ft. (228.3 sq.m.) approx.

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