



**GASCOIGNE
HALMAN**

MALT KILN ROAD, PLUMLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



MALT KILN ROAD, PLUMLEY, KNUTSFORD

Fabulous Private Rear Garden Overlooking the Cheshire Countryside and available with no onward chain. An impressive and substantial five double bedroom, three bathroom, three-storey detached family home, ideally positioned within the charming semi-rural village of Plumley. Enjoying a peaceful cul-de-sac setting overlooking a residents' green with a mature willow tree, the property falls within walking distance of local amenities, including Plumley train station, whilst also offering convenient access to Knutsford.

Boasting well-proportioned and particularly versatile accommodation arranged over three generous floors, this superb home is perfectly suited to modern family living. The ground floor comprises an entrance porch leading into a welcoming hallway with downstairs W.C, a bright and spacious dual-aspect living room opening into a pleasant dining area, and from here double doors lead into a conservatory, perfectly positioned for enjoying views of the rear garden and beyond. A generous breakfast kitchen with integrated appliances provides an excellent hub of the home, while a side hallway with space for white goods offers internal access to the double garage, currently utilised as a gym.

To the first floor, a light-filled landing with storage leads to four well-presented bedrooms, including a principal bedroom with en-suite facilities. The remaining bedrooms are served by a 3-piece family bathroom.

A turning staircase with feature window rises to the second floor, where a further double bedroom enjoys twin Velux skylights and a feature bay window, creating a stunning vantage point to take in the far-reaching countryside views. This floor also benefits from a well-appointed bathroom, making it ideal as a guest suite. Warmed by a GCH system and double glazed throughout.

Externally, the property is approached via a driveway providing ample off-road parking. The beautifully maintained rear garden enjoys a high degree of privacy and backs onto open fields, offering a delightful rural outlook. The garden is mainly laid to lawn with mature, sleeper-retained borders and features a large decked area, ideal for outdoor entertaining.

No chain, motivated sellers and viewing highly recommended to fully appreciate this fine home!



DIRECTIONS

SAT NAV: WA16 0TS

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

The open green, we understand is the residents' shared ownership with a contribution of £125pa

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: G

ENERGY PERFORMANCE RATING

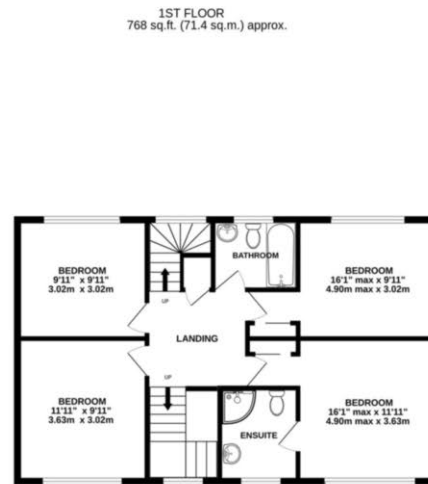
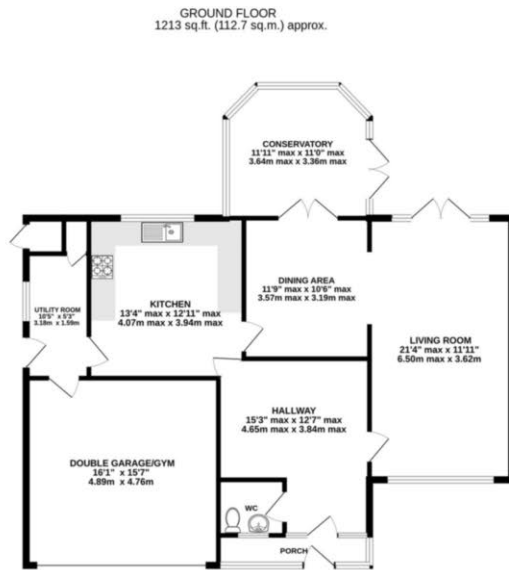
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TOTAL FLOOR AREA

2404 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 2404 sq.ft. (223.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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