



## Steadings Rise, Mere, Knutsford

Knutsford, WA16 0WB

Asking Price £1,850,000

- Beautifully designed & presented
- Within a gated development
- Southerly-facing garden
- Open-plan kitchen-dining-living area
- Large principal room with dressing room & ensuite
- Newly renovated
- Beautiful views over countryside
- Convenient location for commuting
- Clive Christian kitchen
- Large garden with outdoor seating area & kitchen space



## PROPERTY SUMMARY

This exquisite five bedroom property is nestled within a private, gated development- Steadings Rise, Mere, Knutsford. The home has recently undergone a stunning renovation, now elegantly presented with a well thought-out design.

The southerly-facing garden is a true highlight, offering picturesque views over the surrounding fields. With an outdoor dining area & outdoor kitchen space under a Pergola. Plus, an outbuilding for storage, with other possible uses.

Downstairs, the property benefits from a spacious open-plan kitchen-living area, with a Clive Christian kitchen & utility room. The downstairs also comprises of a further living room, play room & office/reception room. In addition to the generous living space, the property boasts a versatile studio or gym area or bedroom, complete with an ensuite. Upstairs comprises of a large principal suite with a dressing room & ensuite, second bedroom with ensuite, two large double rooms & family bathroom.

Annual service charge approx. £1200 PA  
Full lease details TBC

5



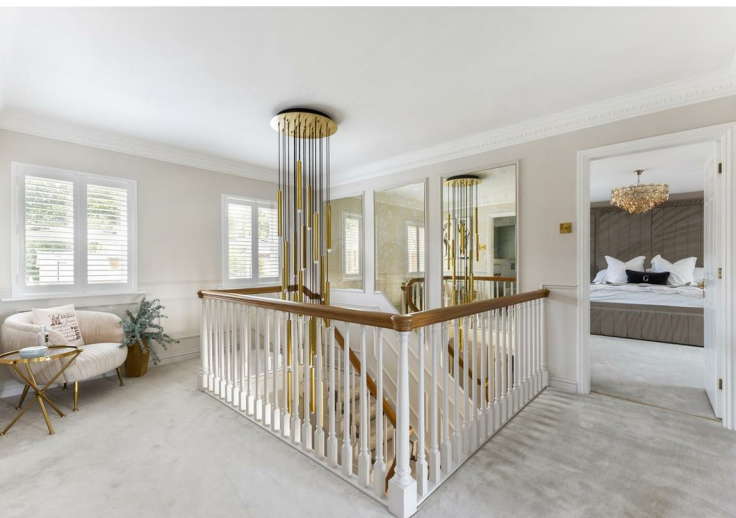
4



4





















Approximate Floor Area = 292.5 sq m / 3148 sq ft  
 Store = 8.4 sq m / 90 sq ft  
 Total = 300.9 sq m / 3238 sq ft (Excluding Void)



**Council Tax Band:**  
 Tax Band H

**Tenure:**  
 Freehold

**Local Authority:**  
 Cheshire East



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Cheshire Office:**  
 Blackbox  
 Beech Lane  
 Wilmslow  
 Cheshire SK9 5ER

**Email:**  
[sales@benzonbunch.co.uk](mailto:sales@benzonbunch.co.uk)

**Telephone:**  
 01625 523605

**Website:**  
<https://www.bensonbunch.co.uk>