



**GASCOIGNE
HALMAN**

DEVIS WAY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



DEVIS WAY, KNUTSFORD

'The Sudlow' is an exquisite four-bedroom, two-bathroom detached residence, presented to an exceptional show-home standard, and positioned within the exclusive Tabley Park development by Redrow - widely regarded as one of Knutsford's most desirable new home addresses. Carefully conceived as a forever home, this outstanding property delivers an effortless blend of elegance, comfort, and refined functionality throughout.

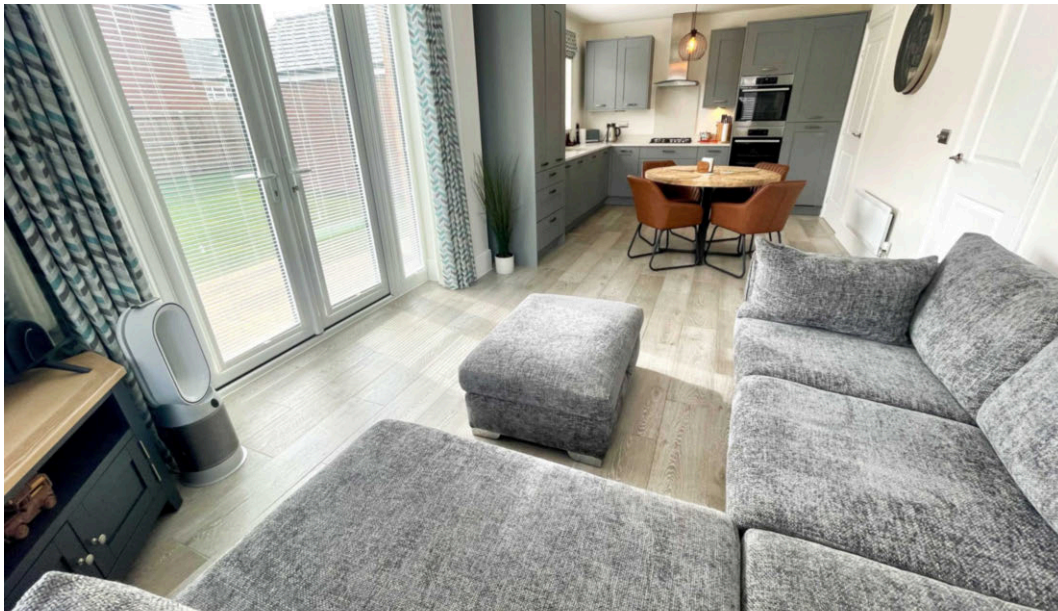
Upon entry, a striking interior immediately reveals itself, defined by light-filled, beautifully proportioned family sized accommodation. The welcoming reception hallway is complemented by a generously appointed cloakroom/WC, while the heart of the home lies within the impressive open-plan designed living dining kitchen. Finished to an exacting standard with integrated AEG appliances, upgraded cabinetry, and sleek fitted blinds, this superb room has been thoughtfully designed for both entertaining and modern family living. French doors open seamlessly onto the enclosed rear garden and patio, enhancing the connection between indoor and outdoor spaces.

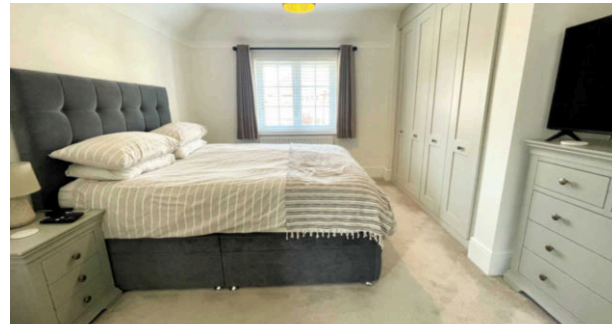
A separate formal living room offers an elegant retreat, featuring a stylish fireplace alongside satellite, data, and TV connectivity. A practical utility room completes the ground floor accommodation.

To the first floor, a galleried landing with additional storage leads to the superb principal bedroom, complete with fitted wardrobes and a contemporary style en-suite. Three further generously proportioned bedrooms are served by a beautifully finished family bathroom.

Occupying a corner plot, the property benefits from immaculately maintained gardens to the front and side, together with an enclosed rear garden and patio ideal for outdoor dining. A driveway provides ample off-road parking and leads to a detached garage.

Set on the edge of the picturesque market town of Knutsford, the home enjoys a tranquil, semi-rural ambiance while remaining exceptionally well connected. Excellent motorway links, Manchester Airport, highly regarded schools, and scenic countryside walks are all within easy reach, making this a truly exceptional residence for discerning families and professionals alike.





DIRECTIONS

SAT NAV: WA16 0GY

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

SERVICES (NOT TESTED)

All main 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: F

TOTAL FLOOR AREA

1404 SQFT approx

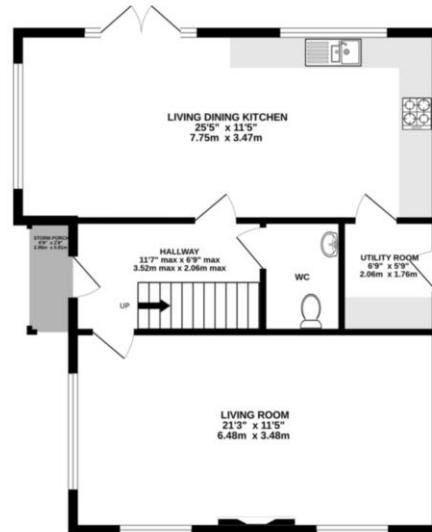
ENERGY PERFORMANCE RATING

B

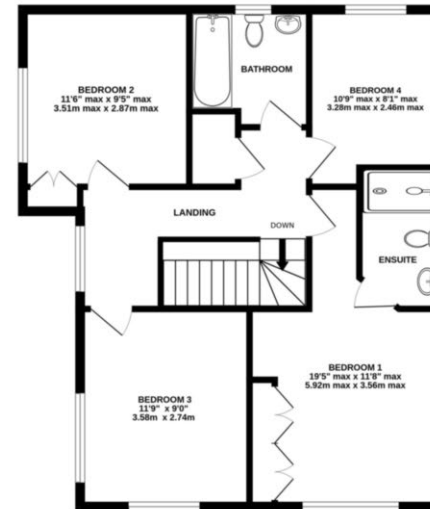
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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