



**Twemlow Lane,**  
Cheshire, CW4 8EX

**Offers Over £1,700,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Twemlow Lane,

## DESCRIPTION

Rose Bank is an exceptional five-bedroom detached family home set within the Parish of Cranage, occupying a generous gated plot of over 1 acre. Set back behind a deep frontage with a gravel driveway providing extensive parking, the property is surrounded by beautifully landscaped gardens, offering privacy and a true sense of rural seclusion.

Enjoying a tranquil position within the Cheshire countryside, the property remains conveniently located for the amenities of Goostrey, Holmes Chapel and Knutsford, with excellent motorway links and access to highly regarded schools.

The home offers impressive open-plan living, with a stunning kitchen and dining area designed to maximise natural light and views across the rear garden, ideal for both everyday living and entertaining. The ground floor also includes a welcoming reception hall, formal sitting room, snug, study/playroom, utility room and WC, along with a detached double garage with an automated door.

To the first floor are five generously sized bedrooms, served by two en-suites and a family bathroom.

A standout feature is the detached garden room, complete with a shower room and log-burning stove, offering flexible use as a home office, studio or gym.

In addition to the mature gardens, the property includes private woodland extending to approximately 2.2 acres, bordering open countryside and enhancing the overall sense of space and exclusivity.

Further benefits include permitted development approval (Cheshire East 19/5189C) for a detached leisure suite incorporating a swimming pool, annex or triple garage.

Rose Bank offers a superb blend of space, versatility and countryside living—an outstanding and rare opportunity in a highly sought-after location.



# ROOMS

## Ground Floor



The inviting entrance hall leads to a spacious open-plan German manufactured kitchen dining and living area boasting integrated appliances including Siemens Double Oven, Quooker Tap, and wine cooler, complete with large central island, with 'Bora' extracting hob, creating a warm and social heart to the home. A generous utility room with washer and drier sits conveniently off the kitchen and providing additional access to the rear garden.

A large open plan lounge/dining room with cosy wood burning fire offers exceptional views to the rear garden perfect for formal entertaining or relaxed family living.

A further reception room (snug) offers further flexibility, as does the home office/playroom together with cloakroom and WC.

## First Floor



Upstairs, the Master Bedroom complete with fully tiled en-suite offers vaulted ceilings and Juliette Balcony with stunning double aspect garden views and walk-in wardrobe. A second bedroom also boasts a modern, tiled en-suite and Juliette Balcony and vaulted ceiling. Three further good-sized bedrooms, (one with triple aspect) together with fully tiled family bathroom comprising bath, separate shower, WC and wash hand basin.

## Garage



Detached double garage with sectional automated door provides ample storage and parking, with a separate side entrance, power, water and drainage.

## Garden Room



Detached Garden Room providing a mix of uses including home office, gym or music room, the ample space boasts a separate shower room and kitchenette.

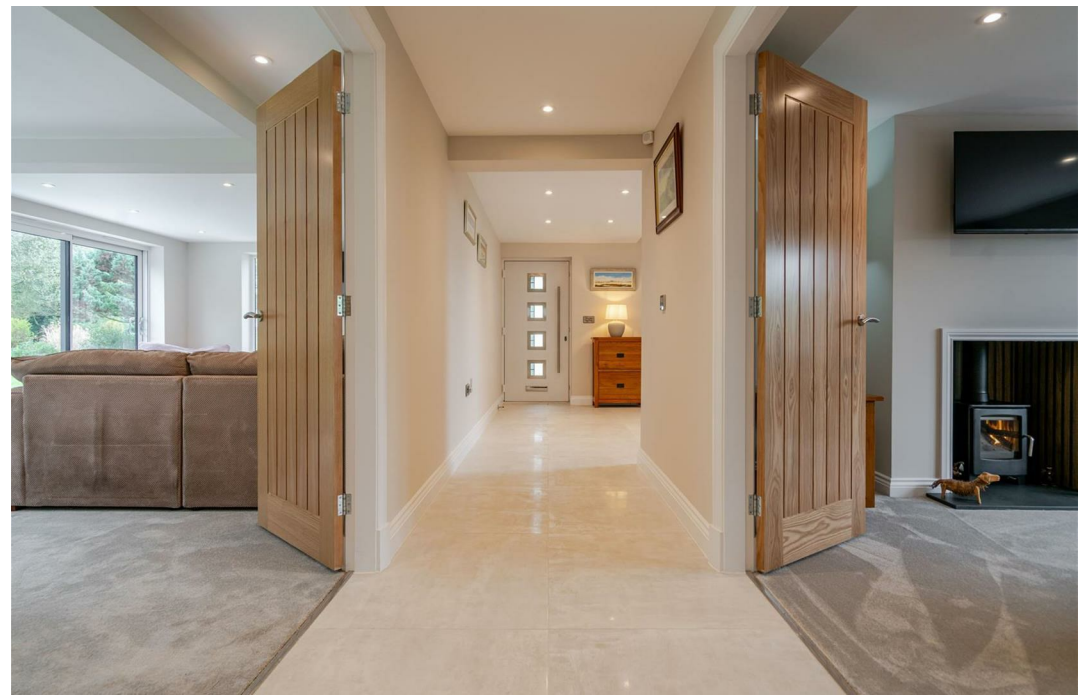
## Exterior



The property sits beautifully within its landscaped, gated plot, offering plentiful seating and entertaining areas. A large greenhouse and raised beds present their own benefits together with a good-sized shed providing additional storage/workshop. There is extensive parking for multiple vehicles, and the well-stocked gardens have been thoughtfully planted to complement the rural setting.

A woodland of over 2 acres provides further amenity with covered areas providing a range of uses.

Further opportunity to develop an external detached Annex complete with indoor swimming pool as per certificate of lawful development.



**Approximate Gross Internal Area 2917 sq ft - 271 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1561 sq ft - 145 sq m

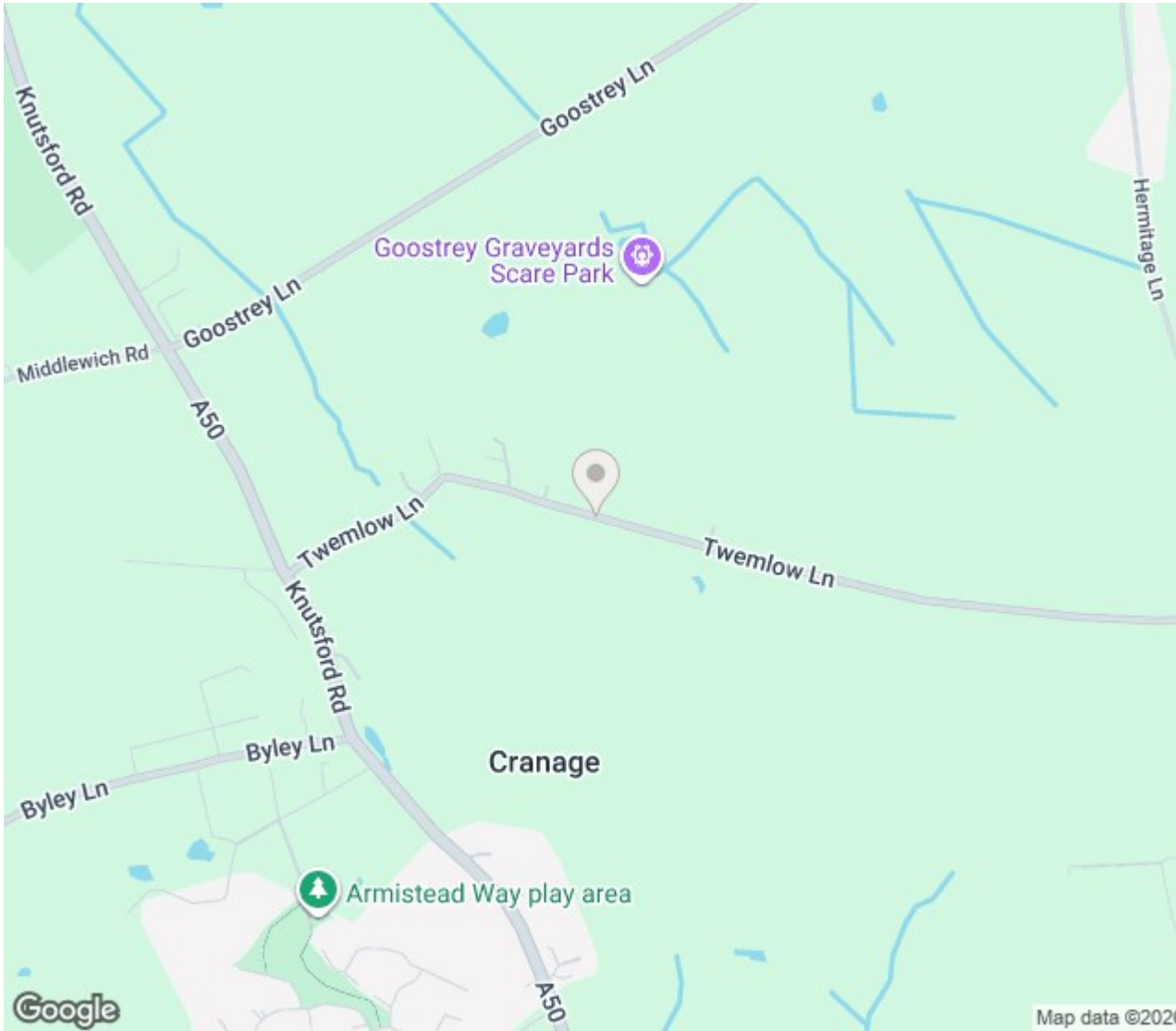
First Floor Area 1356 sq ft - 126 sq m

Garage Area 398 sq ft - 37 sq m


Garden Room 587 sq ft - 55 sq m







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB | 0161 790 9000**  
**| [worsley@hunters.com](mailto:worsley@hunters.com)**



