



## THE MANOR HOUSE, OAKMERE

Presiding over the Oakmere Hall Estate, The Manor House delivers on the promise of its title: a home of grandeur, balance and light-filled flow built around indoor-outdoor living, whose luxury is countered only by its homely warmth. Accessed along a sweeping tree-lined driveway skirting the reflective shores of a lake, the serenity of the setting settles long before arrival at The Manor House, where a separate, private driveway cuts through the lamp-lit lawn before reaching a turning circle, edged in curving privet hedging with a fountain at its centre.

Enveloped by two acres of formal gardens, a paddock and an additional six acres, while part of the managed estate and with access to the gym and function room, the sense of community shared with the estate also comes with the privacy and prestige of The Manor House.

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## *Heritage reborn*

A strikingly handsome home, its Tudor-styled timbering to the front and grand arched doorway set the scene for a home that blends character, luxury and liveability. In essence a family home, The Manor House dates back to 1993, remodelled across the footprint of the two original cottages which once stood in situ at the same time that Oakmere Hall was sensitively converted into residential apartments.

Updated by an experienced developer with an eye for design, an extension added around a decade ago increased the size of The Manor House greatly, opening it up to take in the valley views out over the fields towards Winter Hill. Care was taken at every stage to ensure continuity: original bricks were painstakingly sourced and matched, with no jarring contrasts or mismatched finishes, resulting in a seamless evolution that remains entirely true to the home's original character.

Two large new spaces were created: the lounge with its sliding doors opening straight onto the garden and the master suite above, both filled with light and designed to take in the views beautifully.





## *A warm welcome*

Indoors, the promise of prestige is met with the warmth of welcome in the entrance hall, carpeted in cream, where a central staircase rises up before bifurcating to the left and right to reach a large and light-filled landing. Freshen up in the cloakroom to the left, with wash basin and WC, while double doors off the entrance hall also open to the serene snug, a peaceful room overlooking the front through a large bay window.





## *Heart of the home*

In contrast to the cosiness of the snug, ahead and left, the vastly sized kitchen diner opens up; with sliding doors inviting the garden outside in. A magnificently modern family space, for cooking, dining and living, the room flows the full width of the home – the space amplified by the large format white tiles underfoot, while monochrome, handleless drawers provide ample storage. Sleekly integrated appliances include a fridge freezer, induction hob, dishwasher, oven with grill and separate microwave oven with warming drawer, adding everyday ease.





## *Savour the views*

Savour the spectacular show of crimson colour over the woodland and fields as the sun drops from windows and broad sliding glass doors of the dining-living family room, extending from the kitchen, warmed by underfloor heating.

Also opening from the kitchen, the utility room currently houses a sink, washing machine and separate dryer. Plenty more storage can be found in the cupboards, while there is also space for a fridge freezer. Perfect for dinner parties and seasonal gatherings, when entertaining, across the entrance hall a large, formal dining room can be found, opening up once more into a light-filled garden room area with French doors out into the garden with views out over the patio, pond and planted gravel garden.







## *Light in abundance*

Exemplifying the easy flow of The Manor House, two sets of French doors connect through into the calm and spacious lounge, carpeted underfoot and elegantly dressed in classic cream patterned wallpaper. Sliding doors again link to the garden, perfect for indoor-outdoor living in the summer months, while in the wintertime, the gas fire, nestled within its handsome surround, emanates comforting warmth.

To the front, the bay window draws in yet more natural light, for a home truly in harmony with the outdoors. Reconnect with the entrance hallway, passing the handy storage cupboard on the left, positioned within easy distance of the front door for hanging coats and stashing shoes.





## *Spacious by design*

Ascending the stairs, branch right to arrive at the open, light and airy landing, where a wing of guest bedrooms awaits. With leafy views over the side and rear garden, arrive at the first of the bountiful bedrooms, furnished with a run of four double fitted wardrobes and served by its own luxurious wet room shower en suite. Elegantly designed, with wall-mounted vanity unit wash basin and storage cupboard, this room is reflective of the spa-like-standard of finish of all the bathrooms at The Manor House.

Currently housing twin beds, with a tasteful ceiling rose above and again offering storage in its fitted wardrobes, the second of the guest bedrooms again takes in the restorative greenery and invigorating views of The Manor House's surrounds.





## *Panoramic vistas*

Tucked to the front of the landing, a light-filled alcove forms a peaceful seating area, overlooking the private grounds of mature trees, clipped hedging and lush lawns. Also savouring the far-reaching views, a third bedroom, ideally sized as a nursery and currently configured as an office, lies next door. Another dual-aspect room, light is a constant presence here and throughout The Manor House.



The landing, phenomenally sized and resonant with light, wraps around, meeting with the left hand flight of stairs, where to one side refreshment awaits in the exceptionally sized family bathroom. Furnished in Porcelanosa, soak away the aches in the centrally filling bathtub with shower head attachment.

Next door, to the right, another king-sized bedroom features a double fitted wardrobe and fitted drawer unit, cosily carpeted underfoot and served by a spacious wet room shower room en suite. Wake up to incredible views over the garden at the rear, where the soothing sound of the trickling waterfall can be heard with the window open on sultry summer evenings.





## *Sweet dreams*

Set to the far end of the landing, the master suite is situated almost in a wing of its own; a serene sanctuary, spanning the full width of the home. Vaulted ceilings rise up, punctuated by skylights and windows to three sides, furnished with electric blinds, offering ever-changing views over the valley toward Winter Hill. Refresh in the comfort of the private en suite, filled with natural light and thoughtful furnishings for a truly sophisticated experience.

Next door, a further double bedroom looks out over the garden, perfect for a younger child while also offering the flexibility to become a dressing room, creating a more secluded suite, requiring only a simple adjustment to the layout.





## *Summer nights*

Outdoors, wander along gravel pathways, where mature beech hedging gently encloses elements of the garden before opening out into a wider landscape of lawn, planting and paddock beyond. Admire the changing colours through the seasons, as rhododendrons line the approach in spring, roses bloom around the turning circle and rockeries and borders burst into colour, layering the garden with texture and fragrance.





Unwind beside the pond, where the movement of water through the landscaping serves as a soothing aside, or follow the path through to the paddock, tree-lined and bordered by open farmland, extending the sense of nature and space far beyond the formal garden itself. Entertain throughout the summer months on the patio and in the wider grounds, where there is room for all ages to socialise, unwind, play and to spread out.

Three double garages, including one standalone garage next to The Manor House itself and two further garages accessible from a separate driveway by the paddock offer plenty of flexibility, particularly for equestrian use for those considering keeping horses or for those with car collections.



## Out and about

Set within the Oakmere Hall estate, The Manor House blends privacy and seclusion with a sense of connection and community. An exclusive collection of homes and apartments are spaciously arranged around the courtyard, sharing access to a range of amenities including a gym and function room.

Despite its peaceful, rural setting, all the essentials are close at hand, with a Waitrose, butcher and other local conveniences all close by, while, for a wider choice of shops, cafes and eateries, Weaverham and Northwich are just a short drive away.

For families, the area is well served by an excellent range of educational opportunities, with The Grange and other highly regarded schools within easy reach. For travel further afield for days out and commuting, Cuddington Station lies within walking distance, providing direct connections to Chester, Manchester and beyond, making business trips or evenings out equally accessible.

Yet it is the nature on the doorstep that truly sets The Manor House apart. Embraced by countryside, step outside and the landscape opens up, with direct access to The Whitegate Way and the wider grounds of Oakmere, including woodland and a lake, there is space to walk, cycle and explore, offering an outdoors-led lifestyle balanced by accessibility to the wider world that so many families of all ages yearn for.

Light filled, luxurious and lovingly maintained, The Manor House is a home that has evolved to suit a range of lifestyles, from multigenerational family living to young families to those seeking more space in which to host, entertain family and friends and enjoy an indoor-outdoor lifestyle.



### Groceries?

For everyday essentials, we often head to the local Waitrose or the Hollies Farm Shop, which offers fresh produce, artisan foods, and a café. Larger shopping trips are also easily catered for in nearby Northwich.



### A walk?

There are beautiful walks right from the property. You can stroll around the grounds of the house itself or explore the surrounding Oakmere Hall Estate. For a more extensive countryside walk, Delamere Forest is just a short drive away.



### A bite to eat?

There is a great selection of dining options nearby. Locally, The Fox & Barrel and The Fishpool Inn are firm favourites. For a wider choice, Tarporley and Knutsford offer everything from casual cafés to more refined restaurants.



### A pub?

There is a large selection of excellent pubs within a short drive, including The Fox & Barrel, The Fishpool Inn, and The Morris Dancer - all offering good food, welcoming atmospheres, and traditional charm.



### A day out with the family?

There's plenty to do for family days out. Blakemere is close by, perfect for shopping, eating and exploring. Tarporley and Knutsford are also nearby, as well as Chester and Manchester, giving a wide range of attractions and activities.



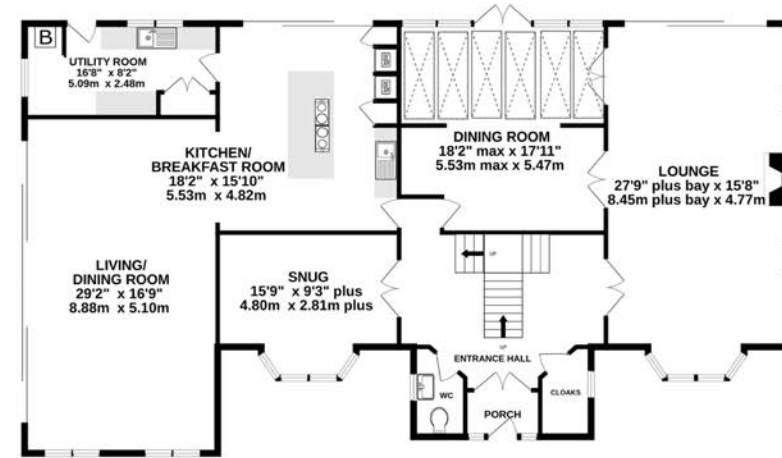
### Schools?

The property is within the catchment for The Grange School in Hartford. Other options include Weaverham High School and Tarporley High School and Sixth Form College, both highly regarded by local families.

# Floorplan

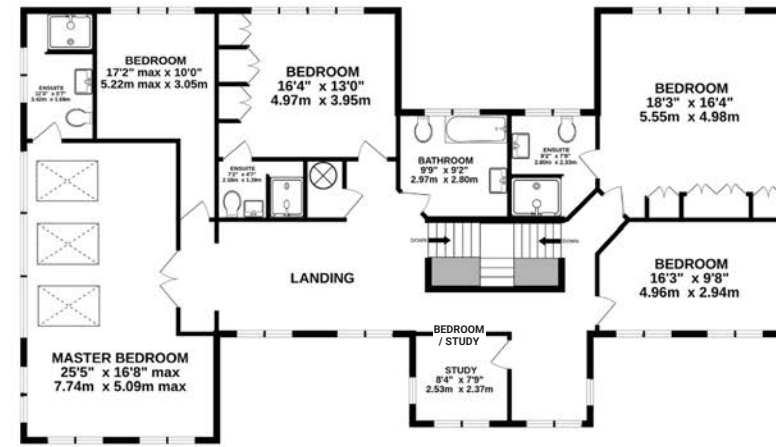
## Ground floor

2158 sq.ft. (200.5 sq.m.) approx.



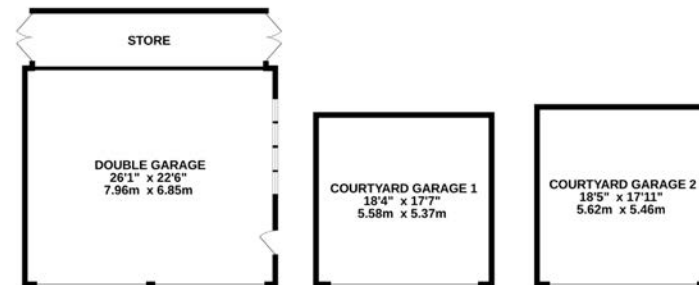
## First floor

1905 sq.ft. (177 sq.m.) approx.



## Garages

1386 sq.ft. (129 sq.m.) approx.



Total floor area: 5450 sq.ft. (506 sq.m.) approx.

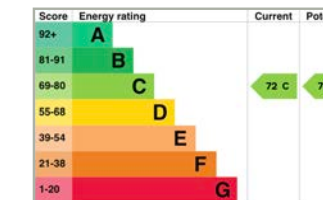
Excluding garages: 4064 sq.ft. (377 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Key features

- Prestigious setting, located within the Oakmere Hall Estate.
- All in around 5,400 square feet of accommodation.
- 4,000 square feet country home set within approximately 8 acres (including formal gardens, paddock and additional land).
- 1386 square feet of garaging (3 separate double garages).
- Characterful Tudor-inspired design, blending traditional charm with modern luxury.
- Thoughtfully remodelled and extended to enhance flow, light and panoramic views across the surrounding countryside.
- Expansive, contemporary kitchen-diner with high-spec integrated appliances and full-width layout for modern family living.
- Multiple sliding and French doors, triple-aspect rooms and garden-facing spaces maximise light and access to outdoor living.
- 6 bedrooms (including 5 doubles) and 4 bathrooms, crowned by a stunning vaulted master suite with panoramic views.
- Surrounded by open fields, woodland, and the scenic Whitegate Way for walking, cycling, and outdoor exploration.
- Excellent connectivity and transport links (well-connected via A556 and A49). Cuddington, Delamere and Hartford railway stations are also nearby, providing direct services to Manchester, Liverpool and Chester. London access is straightforward via Crewe in less than two hours, making both commuting and leisure travel effortless.

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