

VILLA
COTTAGE,
TABLEY,
KNUTSFORD

Introducing a truly unique and magnificent family property, 1 & 2 Villa Cottages. This residence has been masterfully converted from two original properties into one expansive, bespoke detached estate.

Located in the highly sought-after village of Tabley, just moments from the heart of Knutsford, this home offers unparalleled scale, immaculately renovated interiors, and a rare blend of family comfort and modern luxury.

Investment & Future Potential

This substantial home offers tremendous future potential. The property's original structure featuring two separate staircases and independent layouts allows for the easy reconfiguration of internal walls to restore the property to a greater number of bedrooms if desired, making this a remarkable long-term investment.



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3 B E D



2 B A T H

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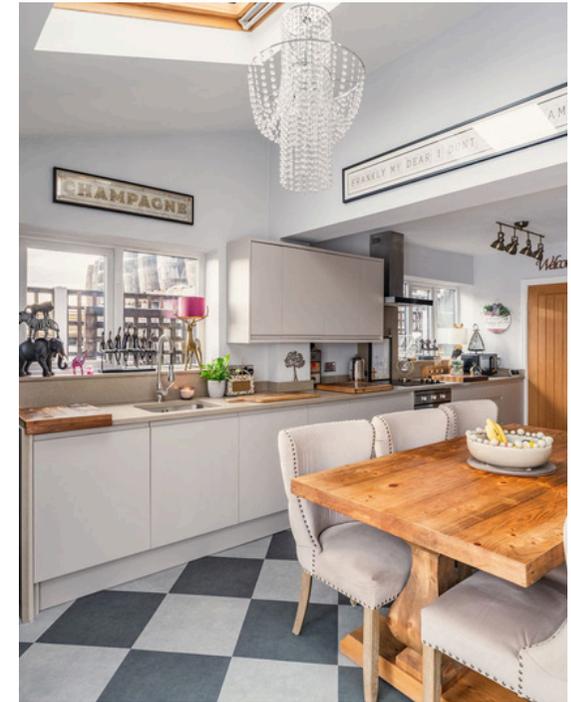


Having been thoughtfully modernized and meticulously maintained, this home is presented in exquisite, move-in condition.

- **Vast Entertaining Suites:** The ground floor offers a spectacular breadth of space. The heart of the home is the stunning, light-filled rear extension, which hosts the contemporary open-plan kitchen/diner the perfect venue for grand hosting. Two further substantial reception rooms provide flexible spaces for both formal and relaxed living.

- **Wellness and Convenience:** The ground floor is complete with high-end amenities, including a separate downstairs cloakroom and a dedicated shower room with a private sauna your own personal retreat for well-being.

- **Flexible Bedroom Accommodation:** The upper floor is exceptionally spacious. Currently configured for optimal luxury living, it features three double bedrooms (including a palatial walk-in wardrobe). The layout can be effortlessly adapted to create a fourth large bedroom, with scope to increase the count further if needed.



Stepping through two sets of French doors leads you to a beautifully maintained garden designed for a high-octane lifestyle. This area is complemented by two separate, high-quality outbuildings:

The Wellness Hub: A versatile sitting room/gym.
The Social Hub: A bespoke separate bar, creating an unparalleled private entertainment compound. Setting this property apart from anything else in the area is the exceptional provision for business or hobbyists:

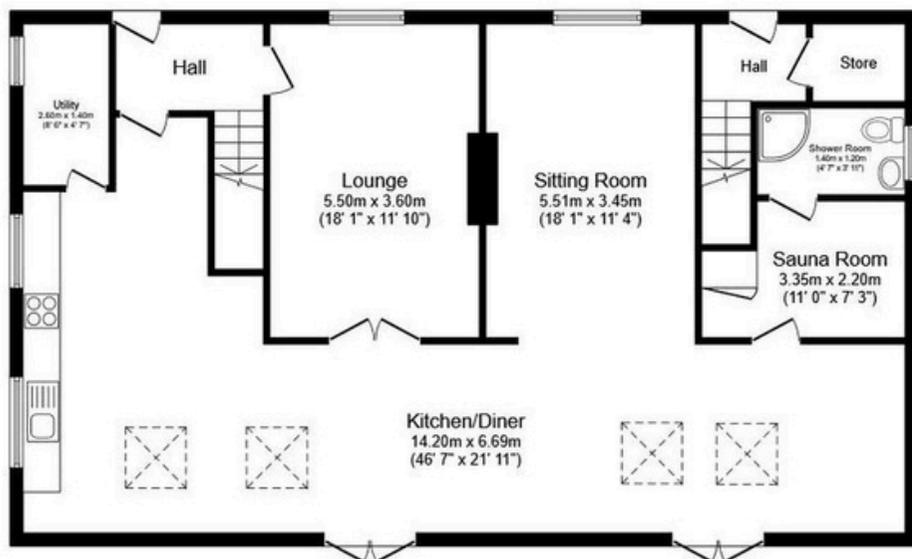
- The Warehouse: A massive, brick-built space measuring 8 meters wide by 10.5 meters long. It is fully equipped with electrics, running cold water, a sink, and a private toilet. For year-round comfort, it even features its own wood-burning fire.



The Commercial Yard: Adjacent to the warehouse is a piece of land currently used as a secure yard, providing invaluable, practical storage or operational space that is virtually impossible to find in a residential setting.

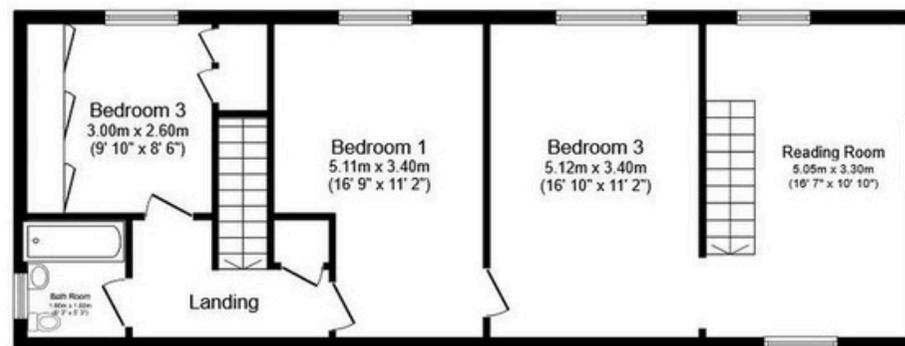
Tabley provides the perfect blend of peaceful village tranquility with rapid access to Cheshire's most prestigious market town. A mere seven-minute drive connects you to Knutsford, famous for its artisan culture, award-winning restaurants, and the spectacular Tatton Park. With excellent schooling and superb commuter links via the M6, Villa Cottages offers the ultimate Cheshire lifestyle.

Agents Top Feature: "The fact that you have a private sauna inside and a full-scale 10.5m warehouse with its own log burner outside is just incredible. It's a total one-off a luxury home that actually works as hard as you do."



Ground Floor

Floor area 117.1 sq.m. (1,261 sq.ft.)



First Floor

Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 189.3 sq.m. (2,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io