



**GASCOIGNE
HALMAN**

LAWRENCE WAY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



LAWRENCE WAY, KNUTSFORD

The Tabley by Redrow is an exceptional five-bedroom, four bathroom detached residence that sets a new benchmark for refined modern living, seamlessly blending architectural elegance with cutting-edge sustainability. Forming part of the highly sought-after Inspired Collection, this home has been meticulously crafted to deliver an uncompromising standard of design, finish, and comfort throughout.





Exceptional 5 Bedroom, 4 Bathroom Detached Residence

Part of the Inspired Collection by Redrow

Eco Electric Design with

Fabric-First Build for Enhanced Energy Efficiency

Air Source Heat Pump, South Facing Solar Panels &

Electric Vehicle Charging Point

Impressive Galleried Entrance Hallway with Cloakroom & W.C

Spacious Reception Rooms & Versatile Home Office/Playroom

Stunning Full-Width Living Dining Kitchen with

Laura Ashley Design, Silestone Worktops & Siemens Appliances

Principal Suite Featuring Hammonds Fitted Dressing Area

& High Specification En-Suite

Beautifully Landscaped South Facing Gardens

Large Driveway & Detached Double Garage

LAWRENCE WAY, KNUTSFORD

Constructed within the Eco Electric range, the property embraces a fabric-first approach to energy efficiency, ensuring outstanding thermal performance and long-term sustainability. This forward-thinking design is complemented by an air source heat pump, south-facing solar panels and an electric vehicle charging point, creating a home that is as efficient as it is luxurious.

Upon entering, a striking galleried hallway immediately establishes a sense of scale and grandeur, setting the tone for the accommodation beyond. The ground floor has been thoughtfully designed to balance open-plan living with beautifully defined spaces. A generous family room and an elegant formal living room provide refined areas for relaxation, while a dedicated home office offers a comfortable environment for remote working.

To the rear, the true heart of the home unfolds in the form of an impressive full-width living dining kitchen, an outstanding space designed for both everyday living and sophisticated entertaining. The bespoke Laura Ashley kitchen is finished to an exceptional standard, featuring Eternal Silestone worktops, a full suite of premium Siemens appliances and stylish Porcelanosa tiling. Expansive south-facing patio doors flood the space with natural light, enhancing the sense of openness and seamlessly connecting the interior with the garden beyond. A well-appointed utility room sits discreetly off the kitchen, combining practicality with effortless style.

Ascending to the first floor, a galleried landing continues the home's sense of space and architectural interest. Five beautifully proportioned bedrooms provide versatile and luxurious accommodation, three of which benefit from elegantly appointed en-suite facilities. A sumptuous family bathroom serves the remaining bedrooms with equal style and quality. The principal suite is particularly impressive, offering the feel of a private sanctuary, complete with a bespoke Hammonds fitted dressing area and a substantial en-suite bathroom of exceptional specification.

Every detail within The Tabley has been carefully considered to create a cohesive and luxurious living environment. A statement white oak staircase with fitted runner and satin nickel rods provides a stunning focal point, while Porcelanosa tiling enhances the ground floor and wet areas with a sleek, contemporary finish. Soft carpeting extends throughout the principal living spaces and all bedrooms, adding warmth and comfort, while fitted Hammonds wardrobes to four bedrooms deliver both elegance and practicality. Light fittings and window dressings have been thoughtfully installed, ensuring the home is ready to be enjoyed from the moment you arrive.

Externally, the property enjoys a desirable south-facing aspect, with beautifully landscaped gardens to both the front and rear, designed to maximise sunlight and provide a tranquil setting for outdoor living and entertaining. A generous driveway leads to a detached double garage, completing this exceptional home.







With a predicted EPC rating of B, The Tabley represents a rare opportunity to acquire a home that perfectly balances environmental responsibility with uncompromising luxury - offering a lifestyle defined by comfort, efficiency and timeless design.

DIRECTIONS

SAT NAV: WA16 0GR

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

LOCAL AUTHORITY

Cheshire East Council Tax Band: TBC

ENERGY PERFORMANCE RATINGS

TBC

TOTAL FLOOR AREA

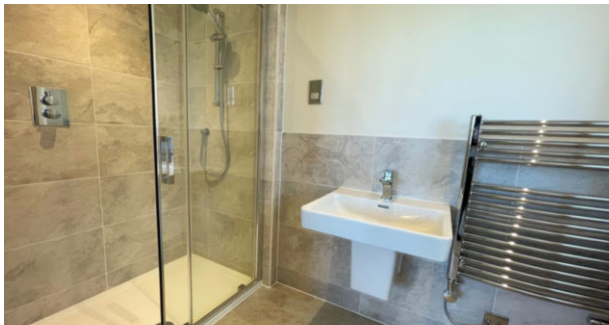
2643 sqft approx

SERVICE (NOT TESTED)

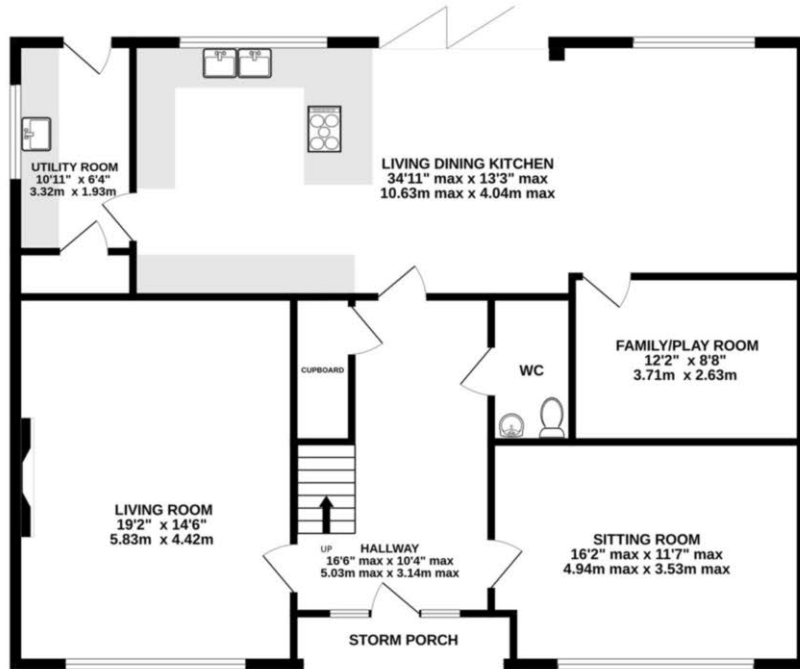
All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWINGS

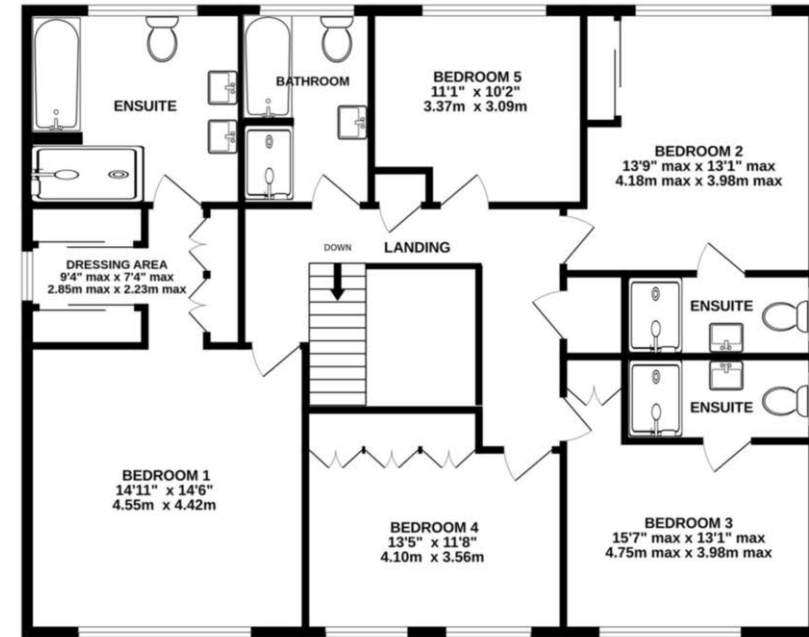
Viewing strictly by appointment through the Agents.



GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
1320 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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