



Mobberley
Faulkners Lane


IRLAMS
of Knutsford



The Property

This immaculately presented four-bedroom, four-bathroom detached property has been much extended and refurbished over the years with recent additions made by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the refitted Living Dining Kitchen with range oven, stone worktops and bi-fold doors to the garden, the further generous reception space with Living room, separate sitting room and large reception hallway as well as the master bedroom suite with en-suite shower room and guest room with en-suite and walk in wardrobe. Located in a most sought-after position in the village, enjoying a large plot with far reaching views over adjoining countryside, a short drive to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through aluminium electric gates over a golden gravel driveway, providing more than ample parking, leading to the front entrance with feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with an open, private aspect of adjoining countryside. Laid to lawn in the main with established trees, fully enclosed by mature hedging. Stone flagged patio area sweeps around the rear of the property leading to timber framed store/entertaining space with bar providing ample opportunity for alfresco dining with newly added, detached home office/studio beyond offering a range of possibilities.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) turning left at the traffic lights passing the railway station. At the next set of lights turn left up Hollow Lane and onto Mobberley Road. Leave Knutsford town centre and proceed straight through the village of Mobberley. When the road becomes Hall Lane, and after passing Cranford Grange Nursing Home on your left, turn next right onto Faulkners Lane, just prior to reaching the Bird in Hand public house where the property will soon be seen on your left.

SUMMARY OF ACCOMMODATION

- This immaculately presented, detached, family house situated in a lovely countryside location
- A short drive to all local amenities
- Substantial, flexible living accommodation
- Open plan living, dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Detached studio/home office
- Private gated driveway
- Superb views overlooking open countryside



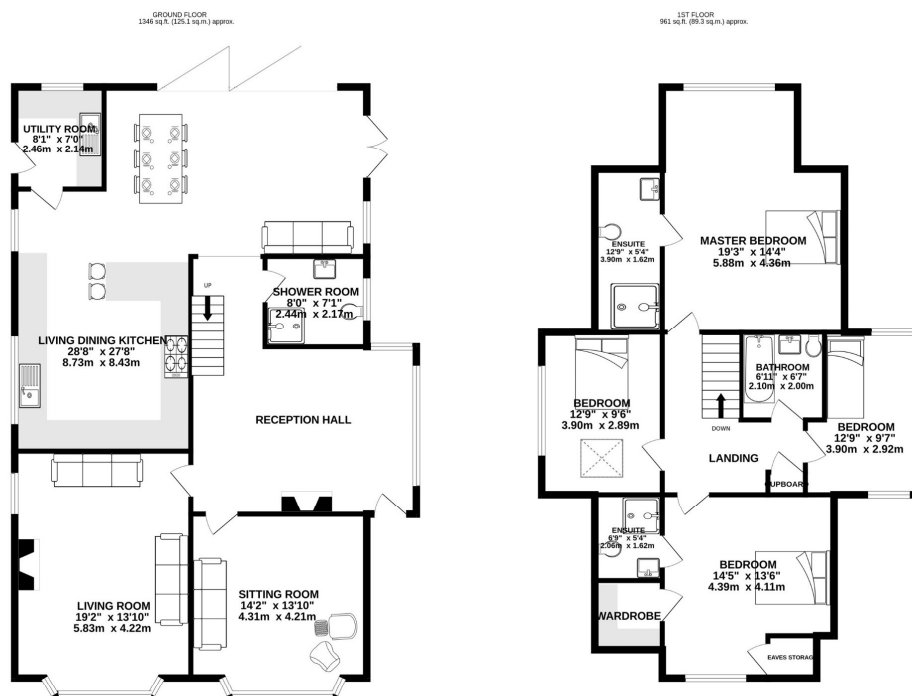




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Price – £1,100,000
Postcode – WA16 7AL
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G
EPC Rating – TBC



TOTAL FLOOR AREA : 2614 sq.ft. (242.9 sq.m.) approx.

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