

GASCOIGNE HALMAN

CHELFORD ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT





CHELFORD ROAD, KNUTSFORD

Tithe Green is an attractive and substantial detached residence, discreetly positioned behind a private gated entrance and screened by mature, established trees, affording a wonderful degree of privacy. Situated on the edge of the highly desirable Legh Road Conservation Area, the property is conveniently placed for Knutsford's vibrant town centre and its excellent range of boutiques, restaurants and amenities.

Extended and thoughtfully reconfigured over the years, the house provides generous well-balanced family accommodation, complemented by a particularly versatile guest suite with its own balcony, positioned above the double garage but conveniently accessed from the main residence.

Set back from Chelford Road and occupying an established plot extending to approximately 0.38 of an acre, the property is approached via a private gated entrance which opens onto a substantial gravelled driveway, providing ample off-road parking.

The welcoming entrance hallway, complete with useful cloaks cupboard, leads through to an impressive formal living room featuring an attractive bay window, open fire and French doors overlooking the mature lawned gardens. A separate sitting room/snug provides an additional reception space, with double doors opening into the thoughtfully designed open-plan living, dining and kitchen area. Forming the heart of the home, this fabulous living space incorporates a central island and enjoys a lovely outlook across the generous private rear garden, with direct access to an extensive terrace - an ideal setting for relaxed family living and entertaining alike.

Further ground-floor accommodation includes a separate utility room and a well-appointed shower room with W.C., conveniently serving the first-floor guest suite.

To the first floor, a bright and spacious landing provides access to four further bedrooms, all enjoying a pleasant rear aspect. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by a three-piece family bathroom.

Positioned within a highly regarded residential setting, where many residents have enjoyed living for a number of years, Tithe Green represents an excellent opportunity to acquire a substantial and versatile family home, offering further scope for enhancement if desired. Combining generous accommodation, an established plot and a desirable location, we believe the property will appeal strongly to buyers seeking privacy, space and convenience in one of Knutsford's most sought-after settings.





Attractive Detached Residence

Located on the edge of the Legh Road Conservation Area

5 Bedrooms, Including a Versatile Guest Suite with Balcony

Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room

Impressive Open-Plan Living, Dining Kitchen with Island

Two Further Reception Rooms, Including Formal Living Room with Open Fire

Separate Utility Room & Ground Floor Shower Room

Private Gated Entrance with Substantial Gravelled Driveway & Double Garage

Established Plot Extending to Approximately 0.38 of An Acre

Excellent Scope for Further Enhancement

CHELFORD ROAD, KNUTSFORD

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Council Tax

EPC ENERGY EFFICIENCY RATING

TBC

TOTAL FLOOR AREA

2749 SQFT approx

VIEWINGS

Viewings strictly by appointment through the agents











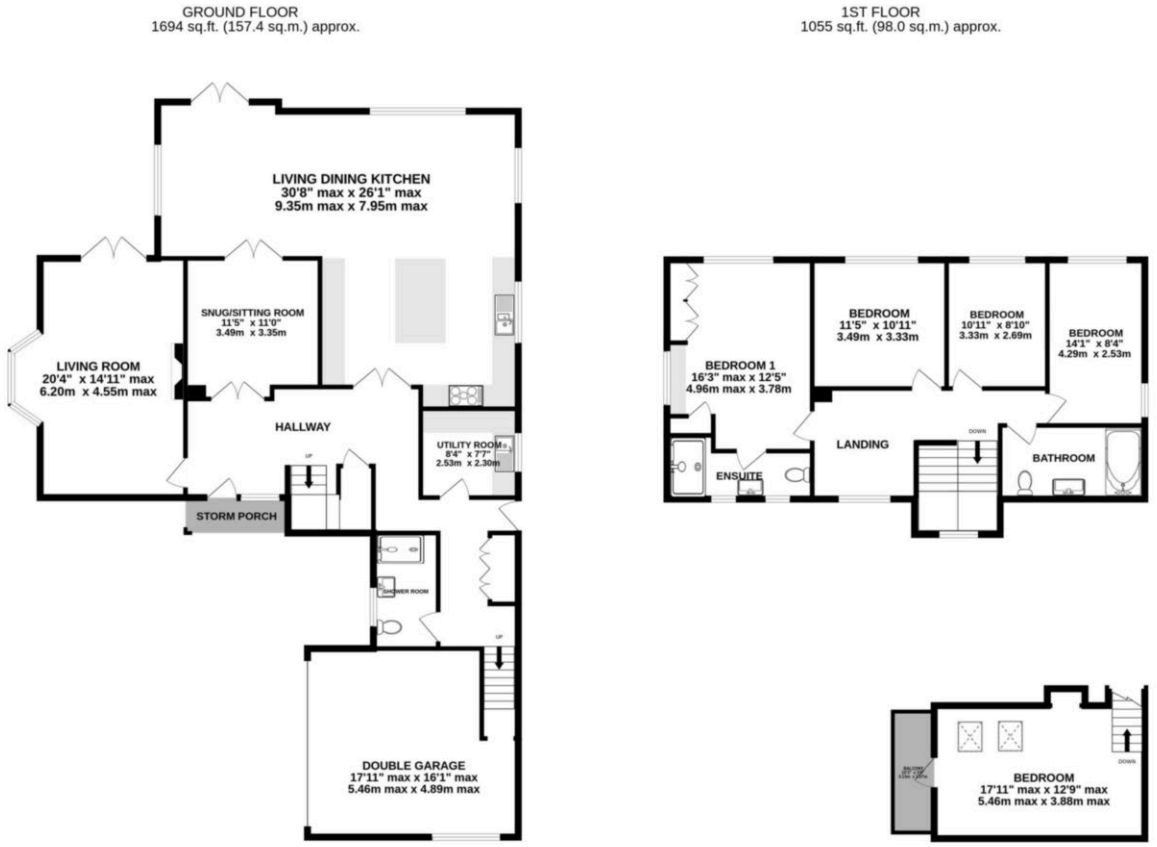








FLOORPLAN



TOTAL FLOOR AREA : 2749 sq.ft. (255.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

GASCOIGNE HALMAN