



Sproston
The Limes, Sproston Green



The Property

This beautifully presented three bedroom detached bungalow has been much extended, refurbished and remodelled in recent years by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the large principal bedroom suite with walk in dressing room and stunning en-suite bathroom, the spacious open plan Living Dining Kitchen with island unit, the spacious living room to the rear of the property with bi-folding doors stepping out to the wonderfully private courtyard garden as well as the outdoor kitchen, perfect for entertaining family and friends.

Located in a private, gated position on a no through road surrounded by open countryside whilst being ideally positioned for all major network links to the Northwest and beyond.

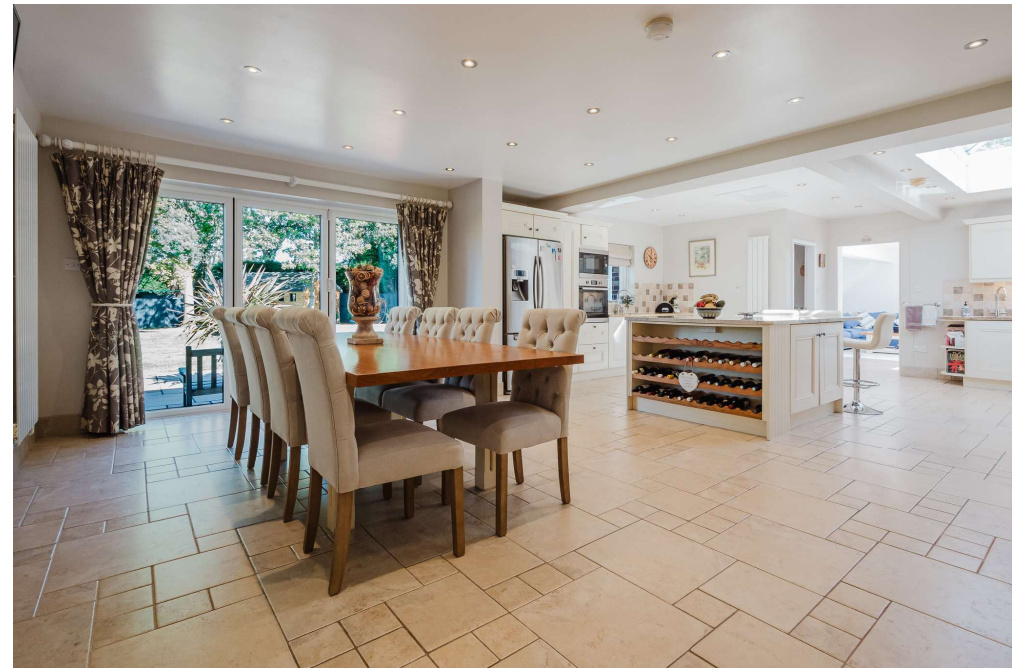
The property is approached through electronically operated wooden gates over a sweeping tarmacadam driveway, providing more than ample parking, leading to the front entrance with feature planting, retained by mature hedging and trees. In addition, there is a detached log cabin with light and power, ideal for additional storage, office or hobbies room. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect over open countryside. Laid to lawn in the main with a range of borders surrounding, all fully enclosed by timber fencing, established hedging and trees. A large patio space accessed from the rear of the property provides ideal opportunity for alfresco dining and enjoying the lovely aspect. There is a paddock available as highlighted within the images measuring approximately 1.5 acres via separate negotiation.

Directions

From Knutsford town centre proceed along Toft Road (A50) for approx. 8 miles. Upon reaching Holmes Chapel village roundabout take the 2nd exit onto Middlewich Road (B5308) and continue onto Holmes Chapel Road (A54). After the lay-by turn left into the private lane where the property's gated driveway will soon be seen.

SUMMARY OF ACCOMMODATION

- This beautifully presented, detached bungalow surrounded by stunning gardens
- Substantial, flexible living accommodation
- Open plan living, dining kitchen with integrated appliances & separate utility room
- Three generous bedrooms & two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Detached log cabin & Detached brick smokehouse/kitchen
- Additional field available for purchase (separate negotiation)
- Private gated driveway
- Superb views overlooking open countryside







103 King Street, Knutsford,
Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk



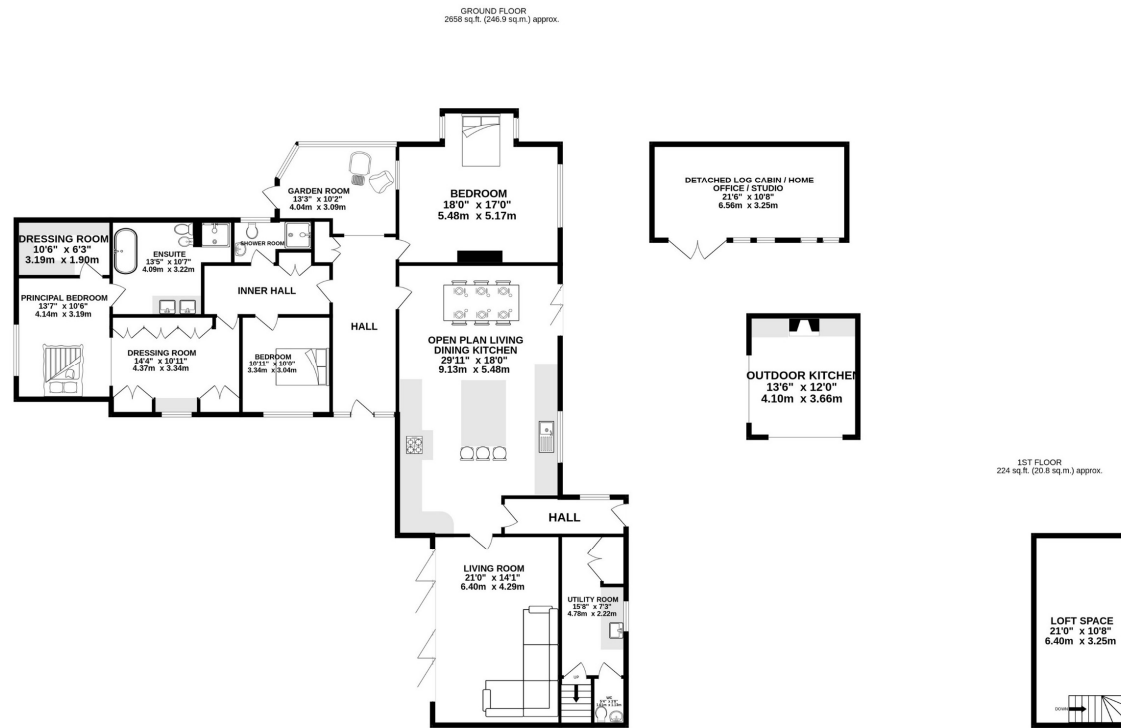
Guide Price – £850,000

Postcode – CW4 7LN

Tenure – Freehold

Local Authority - Cheshire West & Chester

Council Tax – Band G



TOTAL FLOOR AREA : 2881 sq.ft. (267.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62025

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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;
- 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 lessees 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;
- No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.