

Lower Peover

Ash Close

IRLAMS of Knutsford



The Property

This immaculately presented five-bedroom, four-bathroom, detached, executive property, extending to over 3,500 sq. ft. has been much extended and improved by the current owner to now offer well balanced, light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan Living Dining Kitchen with in-frame units, stone worktops, feature fireplace and two sets of bi-fold doors to the garden, the master bedroom suite with dressing room and en-suite bathroom, three further bathrooms (one en-suite) and generous reception and bedroom accommodation. Beyond the main house is a detached, brick and English Oak-built annex/leisure suite offering a multitude of uses with underfloor heated, Welsh slate floored double garage (with the ability to use it as entertaining space) leading to rear carport with hard standing for vehicle storage, bar/kitchen area with bi-fold doors to the garden and garaging, shower/WC facilities with ten-person sauna and another set of bi-fold doors to the garden/pool area.

Located in a large corner plot on a development of similar properties in the heart of the village, a short walk to local amenities, schooling and The Bells of Peover Public House whilst being ideally positioned for all major network link to the Northwest and beyond.

The property is approached through cast-iron, estate fencing with sliding electric gate over a stone driveway, providing parking for multiple vehicles, leading to the detached annex/leisure suite and over block paved pathway to the front entrance with additional driveway and integral garage to the side. The rear gardens are a fantastic feature of the property being generous in proportions with a private aspect having been stylishly landscaped in design. Large porcelain tile patio area off the Living Dining Kitchen with steps leading to heated swimming pool in raised garden with composite decking and open lawned area with feature planting and mature trees.

Directions

From Knutsford take the A50 south towards Holmes Chapel. Continue for approximately 1 3/4 miles and turn right onto the B5081 (signposted Middlewich and Lower Peover). Follow this road, through the village of Lower Peover and after passing the Crown Inn on the right hand side the entrance to the development will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- An immaculately presented, substantial detached family property extending overall to 3,500sq ft
- Located in an ever-popular development in Lower Peover
- Spacious & flexible living accommodation set over three floors
- Superb open plan living dining kitchen opening out to the garden
- Five generous bedrooms & four bathrooms (two en-suite)
- Private formal rear gardens with patio, lawn and swimming pool, ideal for alfresco dining and entertaining
- Stunning detached annexe with reception/studio space, sauna & shower room
- Ample garaging & driveway providing more than ample off road parking

















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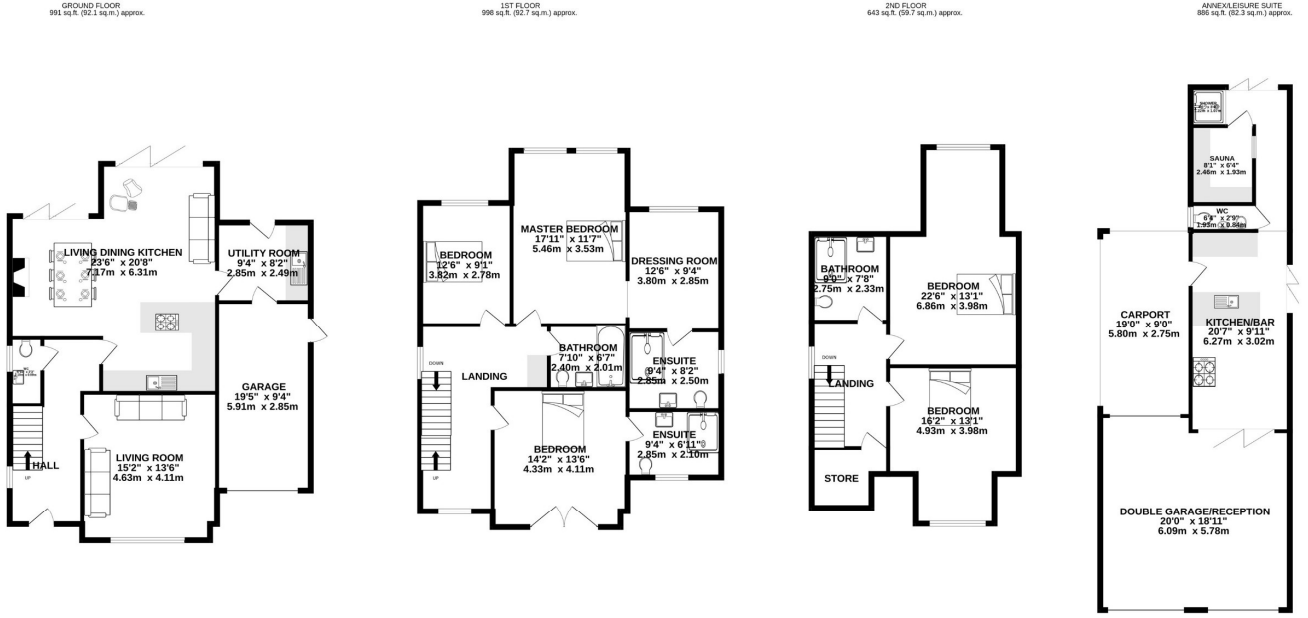
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Guide Price – £1,200,000
Postcode – WA16 9GJ
EPC Rating - B
Tenure – Freehold
Local Authority - Cheshire West & Chester
Council Tax – Band G



TOTAL FLOOR AREA : 3517 sq.ft. (326.8 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

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