



 Stuart
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9 Oak Tree Lane, Lower Peover – WA16 9GH

In Excess of £998,000







9 Oak Tree Lane

Lower Peover, Knutsford

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

A luxury Georgian-style detached home, built around five years ago and still under warranty, set within an exclusive cul-de-sac. The property features elegant architecture, high ceilings, and large windows that create bright, spacious interiors.

Located in the desirable village of Lower Peover, it offers a sought-after school, countryside walks, and easy access to Knutsford, Alderley Edge, and Holmes Chapel. The home sits on a generous plot with a south-facing rear garden, patio areas, and open countryside views.

Inside, the entrance hall includes an oak staircase, cloakroom, and storage. The ground floor offers three versatile living areas: a spacious kitchen diner with sitting area, a main living room, and a second reception room suitable as an office or playroom.

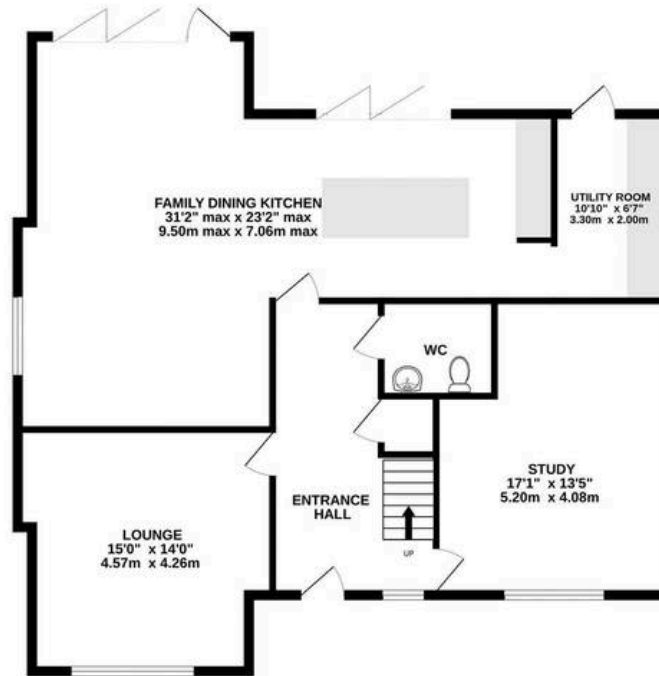
The standout kitchen features bi-fold doors to the garden, a shaker-style design, a large marble island with Belfast sink, and high-end appliances including Neff ovens and an induction hob. A separate utility/boot room adds further practicality.

Upstairs are four well-sized bedrooms, including two principal suites with vaulted ceilings, en-suites, and fitted wardrobes. The main bathroom and en-suites are finished to a high specification with underfloor heating and premium fittings.

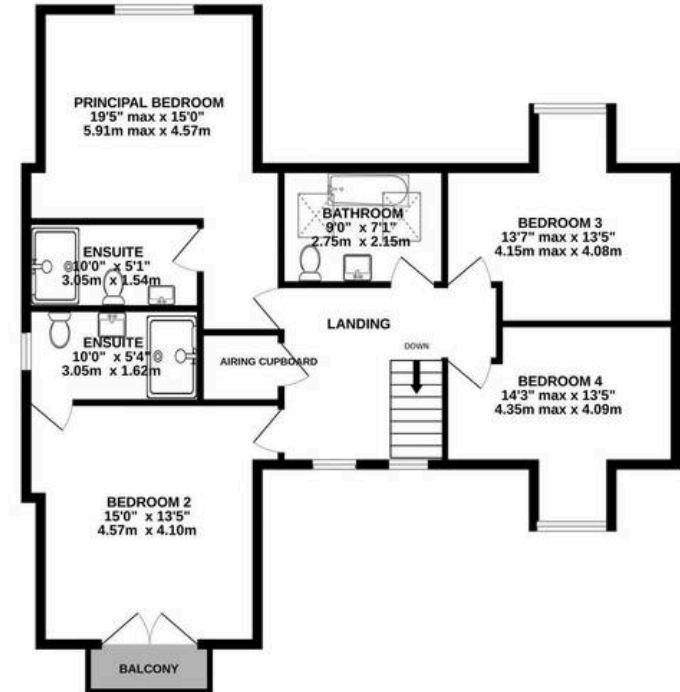
Externally, the landscaped south-facing garden includes multiple seating areas and countryside views. A gated driveway provides parking for four to five cars and leads to a detached double garage, currently used as a home gym with additional loft storage.



GROUND FLOOR



1ST FLOOR



HOUSE 2196 SQ.FT - GARAGE 400 SQ.FT - TOTAL 2596 SQ.FT

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.
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