



**GASCOIGNE
HALMAN**

KITTYWARDS, GIANTSWOOD LANE, HULME
WALFIELD

THE AREAS LEADING ESTATE AGENT



KITTYWARDS, GIANTSWOOD LANE, HULME WALFIELD

A substantial detached family home, recently refurbished to an exacting standard and situated at the heart of an extremely private plot with views towards Westlow Mere, extending to 0.7 acres (approx).

Hulme Walfield is a small rural village and civil parish, located just north of the market town of Congleton. Congleton provides an array of individual shops, including a number of quality delicatessens, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Junction 18 or 17 of the M6. The rail station is on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities. A number of private sporting clubs, golf courses and equestrian centres are within a short drive.





DESCRIPTION

Kittywards represents an exceptional opportunity to acquire an architecturally impressive and extensively refurbished detached residence, offering over 3,000 sq ft of beautifully appointed accommodation set within approximately 0.7 acres of mature grounds. Approached via a tree-lined private driveway extending to approximately 75 metres, the property enjoys a wonderful sense of arrival while offering privacy and discretion, with attractive views through mature trees across Westlow Mere.

Since 2025, the current owners have undertaken a comprehensive programme of renovation and enhancement, transforming the property to an exacting standard with a clear no-expense-spared philosophy. The result is a superbly balanced home that successfully combines contemporary luxury with character and individuality, creating an outstanding environment for modern family living.

Upon entering the property, you are immediately welcomed by an impressive double-height entrance hall, a striking introduction that sets the tone for the quality and scale found throughout the home. Natural light floods this central space, enhancing the sense of openness.

The ground floor provides a generous and versatile arrangement of reception rooms, ideally suited to both family life and entertaining. The formal lounge is a substantial principal reception room. With two large windows, together with double doors opening onto the gardens, allowing natural light to pour into the space while creating a seamless connection with the surrounding grounds. A feature fireplace forms an attractive focal point, adding warmth and character.

A separate family room, provides an additional reception area that is slightly more relaxed in nature, ideal for everyday living. This inviting room again centres around a feature fireplace, offering a comfortable and welcoming space for the family to gather.

The property also benefits from a generous study, providing a quiet and practical environment for those working from home.

Undoubtedly forming the heart of the home is the beautifully family dining kitchen, recently installed to an exceptionally high specification. This impressive space incorporates an extensive range of quality fitted units, complemented by a substantial breakfast bar for informal dining. There is ample room for a large dining table and chairs or additional relaxed seating, making it a highly sociable and functional space for modern family life. Double doors open directly onto the gardens, allowing the interior and exterior spaces to blend effortlessly during the warmer months.

Practicality has been carefully considered with the inclusion of an extremely useful boot room with pantry, ideal for day-to-day family living, which in turn leads to a generous utility room providing further storage and laundry facilities. A WC completes the ground floor accommodation.

To the first floor, an impressively spacious landing is beautifully illuminated by the double-height entrance hall below, allowing light to flow through the centre of the home.

The principal bedroom suite is particularly generous in size and enjoys pleasant views across the front of the property towards the Mere. A recently installed en-suite bathroom provides a touch of contemporary elegance, fitted with stylish, high-quality sanitaryware and finishes.

A second double bedroom also benefits from its own en-suite facility, while two further well-proportioned double bedrooms offer excellent accommodation for family members or guests. These rooms are served by a luxurious family bathroom, beautifully appointed with a feature freestanding bath, a large walk-in wet area, and high-quality finishes that create a truly indulgent space.

Externally, KittyWards occupies a magnificent plot of approximately 0.7 acres, positioned centrally within its grounds to maximise both privacy and outlook. The property is set well back from the road and approached via a magnificent tree-lined driveway extending approximately 75 metres, enhancing the sense of exclusivity on arrival.

The expansive driveway provides ample parking for numerous vehicles and leads to a generous double garage. Above the garage is a useful storeroom, offering excellent potential to be converted into additional living accommodation or ancillary space, subject to the necessary consents. Adjacent to the garage is a practical brick-built bin store.

The gardens surrounding the property are mature and predominantly laid to lawn, interspersed with established trees that provide privacy. The grounds enjoy delightful views through the trees across Westlow Mere.

Further enhancing the property's appeal, the vendors have permitted development certificate and initial building control and plans prepared for the conversion of the existing loft space into two additional bedrooms and shower room presenting an exciting opportunity for a future owner to further increase the accommodation if desired.

In summary, Kittywards is a distinguished and substantial family home offering high-quality living space, set within beautiful private grounds in a highly desirable setting. Combining scale, privacy, modern luxury and future potential, this impressive residence is certain to appeal to purchasers seeking a truly special home.

DIRECTIONS

SAT NAV: CW12 2HH

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

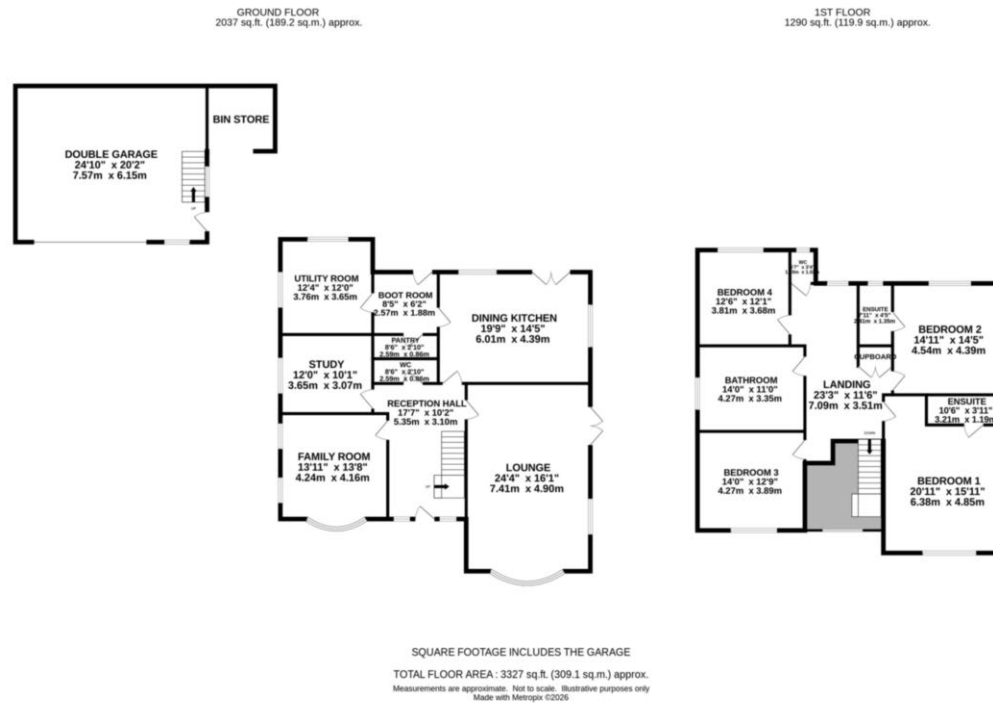
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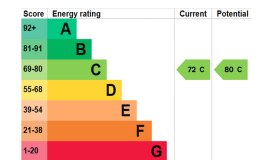
VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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