



Sproston
The Limes, Sproston Green



The Property

Offering fantastic development potential, 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 tarmac 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 an ideal opportunity for alfresco dining and enjoying the lovely aspect.

There is also a paddock available, as highlighted within the images, measuring approximately 1.5 acres and available via separate negotiation.

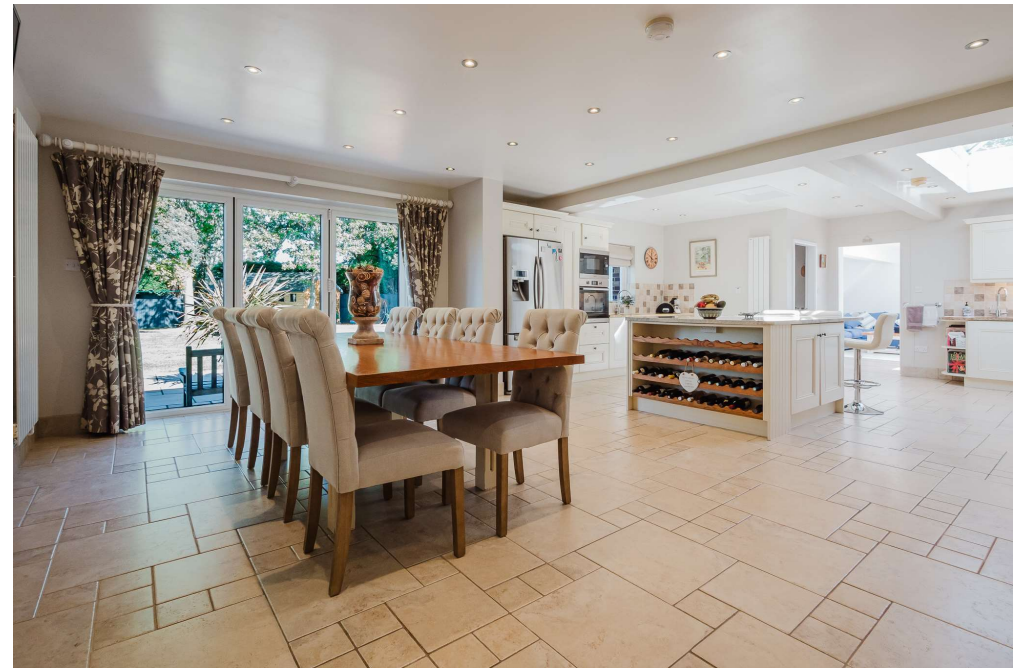
NB: Any future development of the property or land would be subject to obtaining the necessary planning permissions and consents from the relevant authorities.

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







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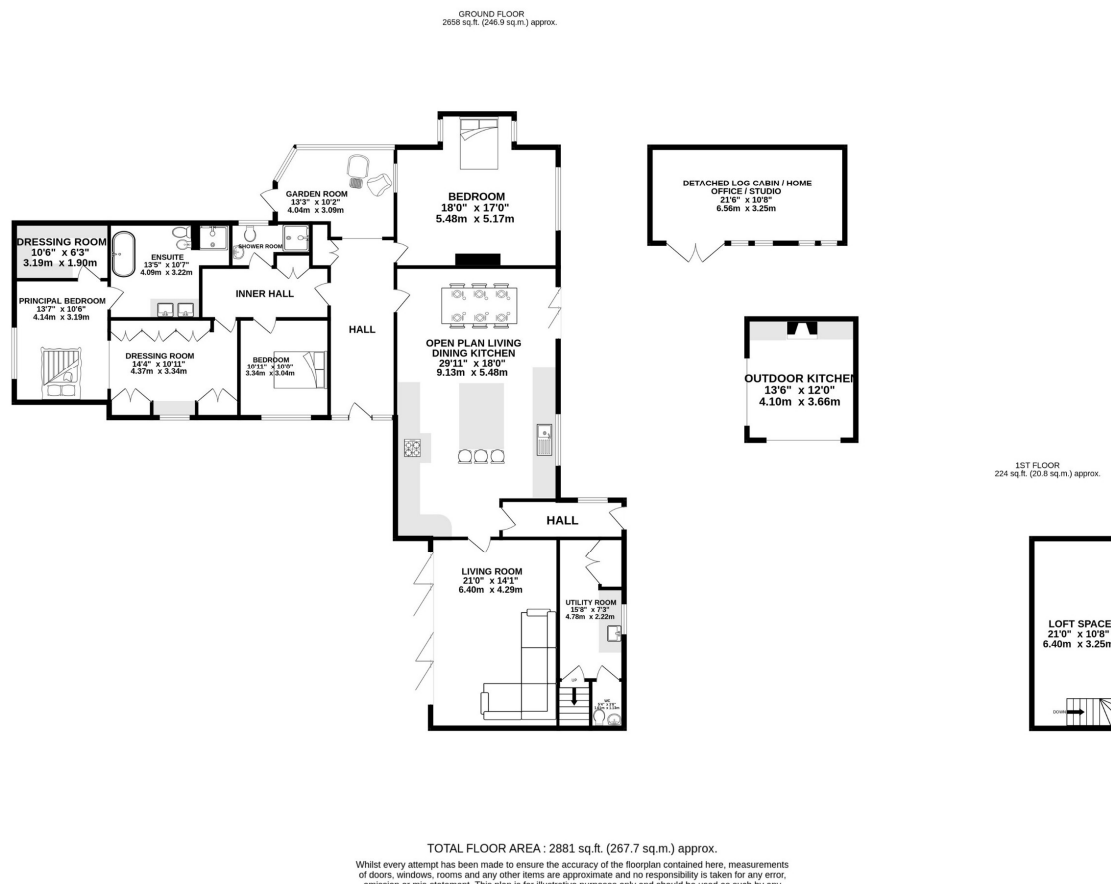
Price – £799,000

Postcode – CW4 7LN

Tenure – Freehold

Local Authority – Cheshire West & Chester

Council Tax – Band G



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