

C H A R L B U R Y ,
C H E S T E R
R O A D ,
T A B L E Y

A Masterclass in Modern Luxury: The Ultimate 'Turn-Key' Executive Residence

Welcome to Charlbury, a property that redefines the standard for semi-rural living. This is not just a renovation; it is a complete architectural reimaging. Every element of this three-double-bedroom home has been stripped back and rebuilt with an uncompromising eye for detail and no expense spared.

From the brand-new roof, full electrical rewire, and new boiler to the state-of-the-art security and triple-glazed windows, Charlbury offers the rare peace of mind usually reserved for new builds, wrapped in the prestige of a Tabley address. Behind the privacy of secure electric gates, you'll find a home that perfectly balances high-tech security with gold-accented opulence.



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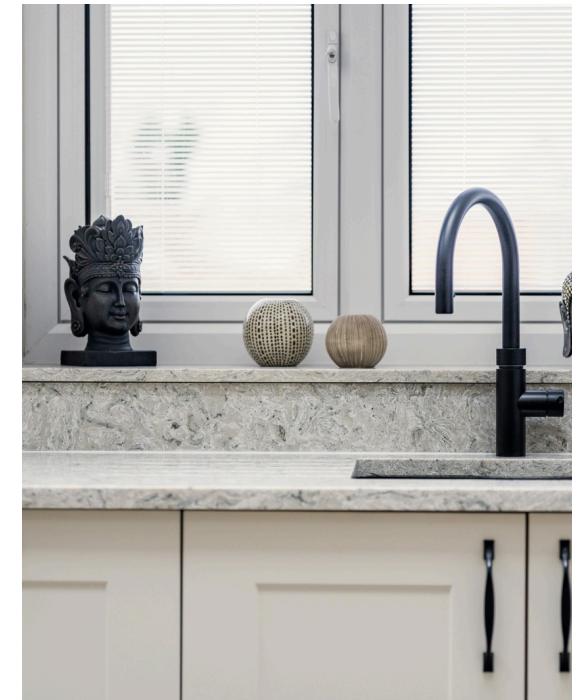
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The journey begins in a dedicated boot and coat room, the ultimate practical addition for the modern family, ensuring the main living areas remain a clutter-free sanctuary. From here, you step onto the underfloor heating which runs across the rest of the ground floor, providing a seamless, ambient warmth that complements the brand-new, thick-pile carpets.

- The Lounge: Situated at the front of the property, the lounge is a sophisticated retreat. The triple-glazed windows feature clever integrated internal blinds, providing total acoustic silence, thermal efficiency, and effortless privacy without the need for traditional dusting.
- The Heart of the Home: To the rear, the home opens into a spectacular open-plan kitchen and dining area. This is a space designed for the host who wants it all:
- The Quooker System: Instant boiling and filtered water at your fingertips.
- The Pantry: A versatile, tucked-away gem featuring an integrated microwave, perfectly positioned to serve as a hidden coffee station or a sleek wine bar.
- The Island: A bespoke breakfast island with a unique sunken seating area, creating a social hub that is as much a piece of art as it is a functional workspace.
- Utility & Glamour: Practicality meets high-end design with a separate utility room and a stunning downstairs shower room, finished with premium gold fixtures and underfloor heating.



The ascent to the first floor leads to three well-proportioned double bedrooms, each benefitting from the property's comprehensive modernization and plush new flooring.

Storage has been expertly handled with bespoke fitted wardrobes in all three bedrooms, ensuring the clean, minimalist lines of the rooms are preserved. The contemporary family bathroom serves as a spa-like escape, featuring underfloor heating to ensure your morning routine starts with a touch of warmth and luxury. Every window on this level frames the rolling Cheshire landscape, offering a daily reminder of your tranquil surroundings.

The exterior of Charlbury has been engineered for those who love to entertain without the burden of high maintenance, all while celebrating its rural backdrop.

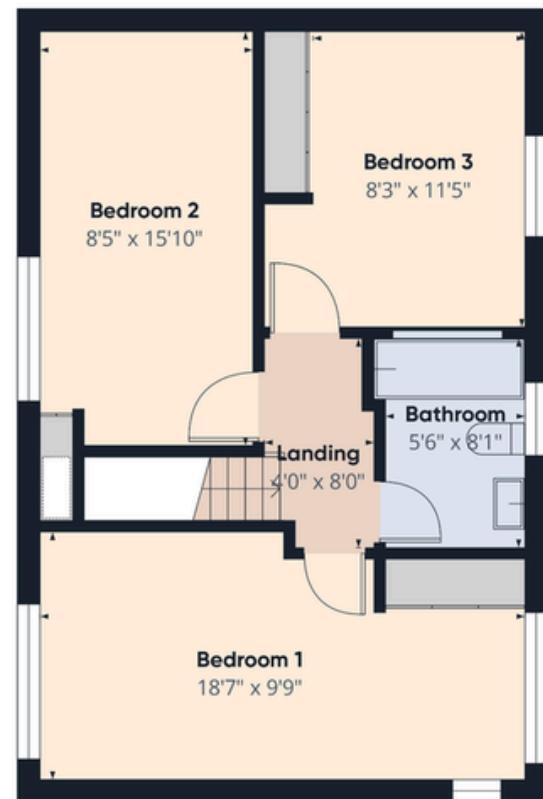
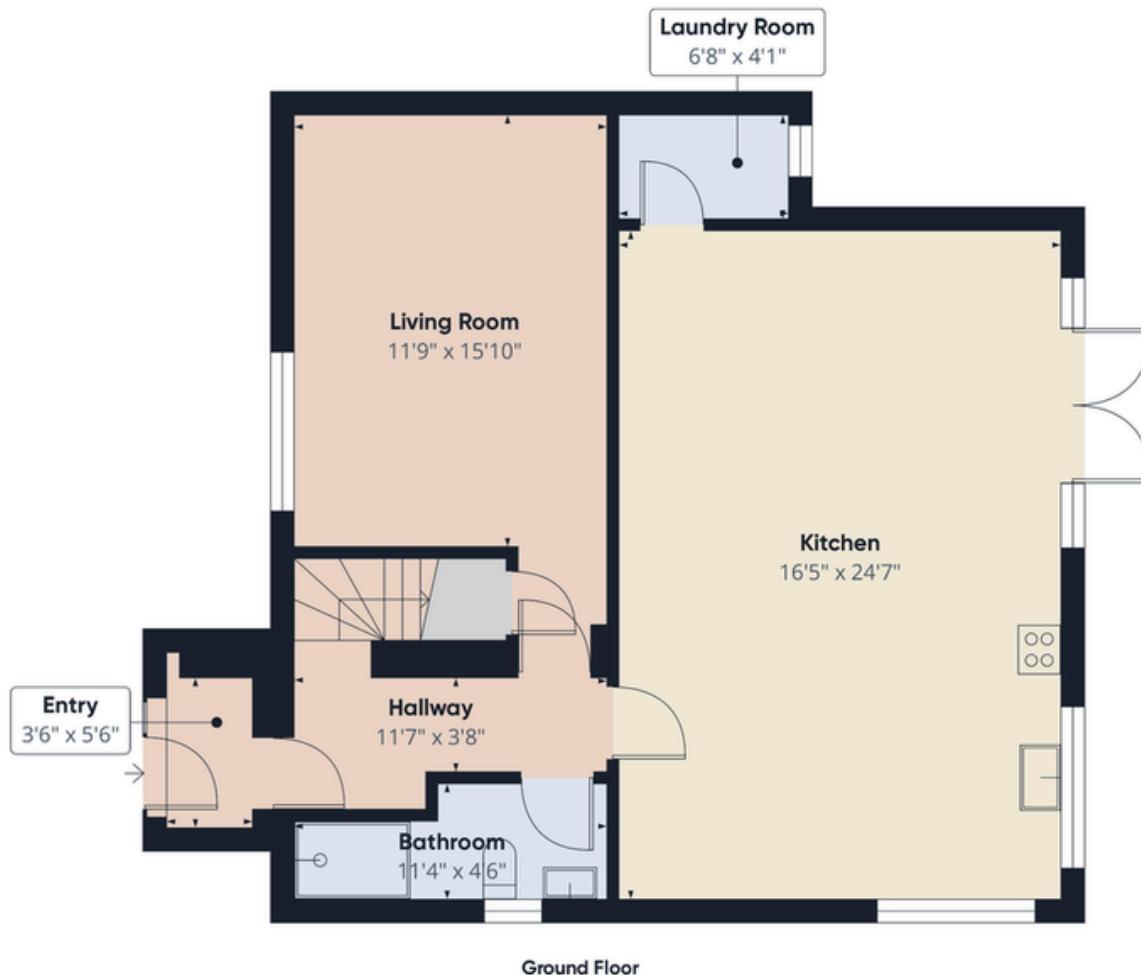
- **The Garden:** A beautifully maintained, paved space designed for alfresco dining. As the sun sets over the Cheshire countryside, the integrated floodlighting illuminates the garden, turning the space into a private evening oasis.
- **The View:** To the rear, the property overlooks stunning open fields, famous for hosting the prestigious Cheshire Show, providing a sense of endless space and tranquility.
- **Security & Peace of Mind:** Your sanctuary is protected by a full integrated camera system and high-speed electric gates. The expansive driveway provides ample parking for multiple vehicles, making it as practical as it is prestigious.



• Nestled in Tabley, you are perfectly positioned to enjoy the tranquility of the countryside while remaining minutes away from the vibrant heart of Knutsford. Known for its artisan culture, independent boutiques, and world-class dining, Knutsford offers a lifestyle that is second to none.

For the modern professional, the location is unbeatable. With rapid access to the M6 and A556, and Knutsford Railway Station offering direct links to Manchester, Charlbury ensures you are never far from the action, even when you feel a world away.

Agents Top Feature: "The integrated blinds within the triple glazing are a total game-changer sleek, modern, and zero maintenance. Combine that with underfloor heating throughout the living areas, and you have a home that feels as good as it looks.



Approximate total area⁽¹⁾

1293 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.