



Pickmere  
Jacobs Way

  
IRLAMS  
*of Knutsford*





## The Property

This immaculately appointed four-bedroom detached family home has been lovingly improved and updated over the years by the current owners to now provide spacious and light living accommodation in a modern style. Particular mention has to be made of the stunning principal bedroom suite with a four-piece en-suite, walk-in wardrobe and two Juliet balconies with breathtaking, panoramic views across Pickmere Lake, the open-plan living dining kitchen with granite worktops, quality Smallbone cabinetry and fitted appliances, separate utility room, as well as the multiple reception rooms and feature fireplaces.

Located in a private position within an exclusive development of similar properties in the heart of the village, close to all local amenities and Pickmere Lake, whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a sweeping block-paved driveway providing ample off-road parking, leading to the detached double garage and front entrance.

The rear gardens are a lovely feature of the property, being of generous proportions with a private, open, elevated aspect and far-reaching views over the lake and Cheshire countryside. Laid mainly to lawn with a range of well-stocked borders containing a wealth of different plants and foliage, the gardens are fully enclosed by timber fencing, mature trees and hedging. A large flagged patio area accessed off the main reception space, provide the ideal opportunity for al fresco dining and enjoying the open aspect with family and friends.

## Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right on to the A556 and just prior to The Windmill public house turn left onto Pickmere Lane (B5391) for approximately 2.5 miles and then turn right onto Park Lane. After passing Pickmere Country House take the left turn down Mere Lane and right into Jacobs Way.



## SUMMARY OF ACCOMMODATION

- This immaculately presented, detached, executive property situated in a lovely location
- Substantial & flexible living accommodation
- Open plan living, dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms & four bathrooms
- Superb, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining with stunning panoramic views over Pickmere Lake & open countryside
- Detached double garage & driveway













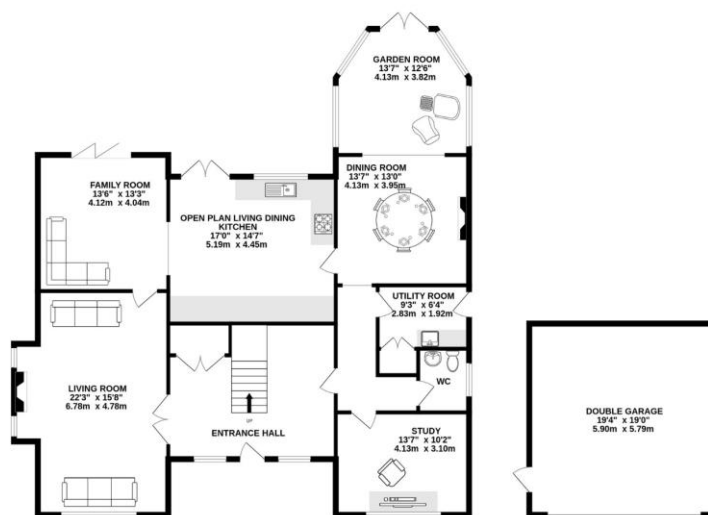
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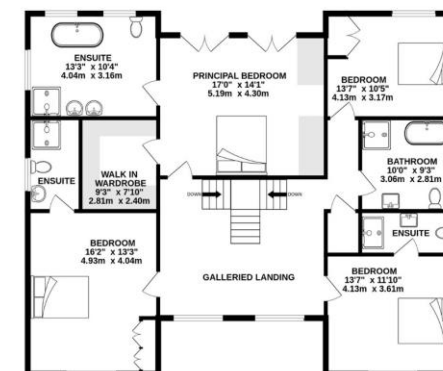
**GROUND FLOOR**  
1938 sq.ft. (180.0 sq.m.) approx.



**Guide Price – £1,295,000**  
**Postcode – WA16 0GZ**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band H**  
**EPC Rating – C**



**1ST FLOOR**  
1436 sq.ft. (133.4 sq.m.) approx.



**TOTAL FLOOR AREA: 3374 sq.ft. (313.5 sq.m.) approx.**

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