



## Royal Vale Caravan Park London Road

, Knutsford, WA16 9JD

£220,000



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## Summary

Arguably the finest plot on the park, this exceptional home enjoys uninterrupted views across grazing sheep, tranquil brookland and open countryside — a rare opportunity to own a front-row seat to nature.

Step inside to a beautiful entrance hallway that immediately sets the tone for the high specification throughout including impressive underfloor heating. The heart of the home is the stunning open-plan living, dining and kitchen space, designed for both comfort and entertaining. A statement island takes centre stage, perfect for hosting friends, casual dining or morning coffee while soaking in the views.

The spacious master bedroom features walk-in wardrobes and a sleek en-suite shower room, while a generous second double bedroom and contemporary family bathroom complete the thoughtfully designed layout.

Outside, a private terrace deck offers the perfect place to unwind, whether it's a quiet sunrise coffee or evening drinks as the sun sets over the fields.

Located within a secure, 12-month leisure development, residents benefit from on-site wardens, barrier entry and CCTV for added peace of mind. The welcoming, family-friendly environment is also pet-friendly, with beautiful woodland walks right on your doorstep, ideal for dog lovers and nature enthusiasts alike.

Despite the peaceful rural setting, you're just a short drive from the vibrant market town of Knutsford, offering boutique shops, supermarkets and medical facilities. For broader amenities, dining and entertainment, Manchester is just 15 miles away.

The current site fee is £5,000 per annum, reviewed yearly in line with the Consumer Price Index.

Opportunities like this rarely become available — book your viewing today and experience the lifestyle this outstanding park home has to offer.

## Allostock

Located in the charming village of Allostock in the picturesque county of Cheshire, this stunning property offers a peaceful and picturesque place to call home. Surrounded by beautiful countryside and historic

buildings, including the Grade II listed St. John the Evangelist Church dating back to the 19th century, this village boasts a rich history dating back to the Bronze Age.

Originally owned by the de Allostoc family in the 12th century, Allostock flourished during the Industrial Revolution as a center for silk and cotton production. Today, the village retains its sense of community with local amenities such as a village hall, primary school, and a welcoming pub.

Despite its peaceful setting, Allostock is well-connected to nearby towns and cities with easy access to the M6 motorway, linking residents to Manchester, Liverpool, and the wider North West region. Regular bus services to Knutsford and Northwich provide convenient access to a variety of shops, restaurants, and amenities.

This property presents a unique opportunity to experience village life while benefiting from modern conveniences and excellent transport links. With spacious bedrooms, inviting bathrooms, and a peaceful location, this property is sure to impress. Don't miss out on the chance to view this exceptional home in the heart of Allostock. Contact us now to arrange a viewing.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

## The Park Home

### Entrance Hallway

6'2" x 7'4" (1.89 x 2.24)

Welcoming entrance hallway featuring convenient coat storage and a built-in cupboard housing the underfloor heating controls.

### Open Plan Living / Dining / Kitchen

21'3" x 21'4" (6.50 x 6.51)

Beautifully designed open-plan living space, featuring a triple aspect and a combination of skylights and windows that bathe the room in natural light, creating a bright and inviting atmosphere. The kitchen is fitted with ample base units and integrated appliances, including a

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fridge/freezer, microwave, dishwasher, and oven with hob. A central island provides the perfect focal point for entertaining, while the vaulted ceiling, enhanced by skylights, adds an elegant and bespoke touch to the space.

### Utility Room

10'1" x 6'3" (3.09 x 1.91)

Separate utility room featuring an integrated washing machine, sink and generous space, allowing you to discreetly manage laundry tasks behind closed doors

### Hallway

4'1" x 8'3" (1.27 x 2.52)

### Master Bedroom

10'4" x 9'10" (3.17 x 3.00)

Generously proportioned master bedroom boasting a fabulous walk-in wardrobe and an elegant en-suite, perfect for modern luxury living.

### Walk In Wardrobe

4'4" x 5'2" (1.33 x 1.59)

### En-Suite

5'9" x 5'4" (1.77 x 1.63)

Elegantly appointed en-suite featuring a walk-in shower, a stylish basin with storage surround, and a modern toilet, complemented by a heated towel radiator for added comfort and convenience

### Bedroom Two

10'4" x 8'11" (3.17 x 2.74)

Generously sized double bedroom featuring a built-in wardrobe and picturesque views over the fields, where sheep graze peacefully.

### Bathroom

6'2" x 6'6" (1.90 x 1.99)

Elegantly designed three-piece bathroom offering a double walk-in shower, contemporary basin, and WC, complete with a heated towel rail for added comfort.

### Externally

#### Terrace

3'10" x 38'9" (1.18 x 11.82)

Step onto the terrace of this enchanting lodge, where a secure gate ensures pets can explore freely. Savour the serenity of a gently flowing brook and breathtaking countryside vistas, creating an idyllic haven for relaxation and outdoor living.

#### Garden Area

Beautifully maintained lawned garden featuring a practical storage unit for tools, with charming steps that descend to the peaceful brook, offering a serene and picturesque outdoor space.

#### Possession

Vacant possession on completion.

#### Tenure

Leasehold - Current 99 Years, negotiated with park owners on offer.

#### Viewing

Strictly by appointment only. Call New Adventure Homes today!

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## Road Map



## Hybrid Map



## Terrain Map



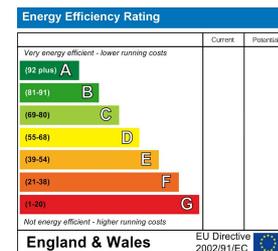
## Floor Plan



## Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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