



Mobberley Road
Knutsford

£950,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Mobberley Road

Knutsford

Council Tax band: E

Tenure: Freehold

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: C

Total Floor Area: 1681 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Hidden Position Moments from Knutsford Town Centre
- Exceptional Detached Residence
- 2 Double Bedrooms & Discreet Guest Bed Facilities
- Constructed Using Reclaimed Cheshire Brick with Welsh Slate Roof
- Magnificent Open Plan Living Dining Kitchen
- Impressive Living Room with Log Burner
- Separate Study & Utility Room
- Luxurious Family Bathroom
- Heated Detached Garden Room with Entertaining Bar
- Bespoke Handmade Timber Windows & French Doors
- Beautifully Landscaped Private Gardens with York Stone Terrace



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Hidden discreetly behind secure gates and entirely concealed from the road, this attractive detached residence offers a private sanctuary where exceptional craftsmanship, timeless character and contemporary luxury combine in perfect harmony. Occupying a beautifully secluded plot, this remarkable two/three double bedroom detached home offers an unrivalled lifestyle opportunity just moments from the vibrant heart of Knutsford. Constructed from reclaimed Cheshire brick beneath a Welsh slate roof, the property has been meticulously designed and finished to an exceptional standard, showcasing an uncompromising attention to detail throughout.

From the moment you step inside, the quality of the craftsmanship is immediately apparent. Bespoke handmade timber windows and elegant French doors bathe the interiors in natural light, whilst solid oak flooring, Yorkshire stone detailing and carefully curated finishes create a warm yet sophisticated atmosphere.

Designed with flexibility at its core, the accommodation adapts effortlessly to a variety of lifestyles. The impressive living room, centred around an impressive log-burning stove and overlooking the garden, provides a wonderfully intimate retreat, whilst a dedicated study offers the ideal environment for home working.

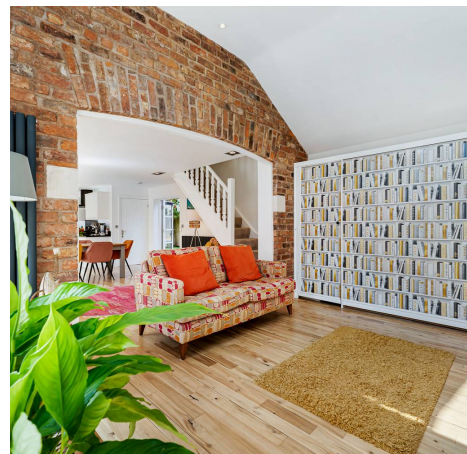


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The true heart of the home is an exceptional open-plan living, dining and kitchen space, perfectly balancing everyday family life with stylish entertaining. Thoughtfully designed to maximise both space and functionality, this impressive room also incorporates a cleverly concealed pull-down double bed, allowing the home to effortlessly accommodate visiting family and friends. A generous utility room and beautifully appointed cloakroom complete the ground floor. Ascending to the first floor, two beautifully proportioned double bedrooms continue the home's impeccable presentation. The principal suite benefits from bespoke fitted wardrobes, while the luxurious family bathroom has been finished with elegant fittings and timeless styling.

Outside, the property becomes truly exceptional. The mature grounds have been thoughtfully landscaped to provide complete privacy and tranquillity, creating a secluded oasis rarely found within such easy reach of Knutsford town centre. Every aspect of the garden has been designed for relaxation and entertaining, culminating in an outstanding fully insulated and heated garden pavilion complete with an impressive entertaining bar. This remarkable space offers endless possibilities, whether as a luxurious home office, wellness studio, gymnasium, guest suite or creative workspace.



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Despite its wonderfully secluded setting, the property enjoys outstanding convenience, lying just a short stroll from the boutiques, cafés and acclaimed restaurants of Knutsford, whilst the magnificent parkland of Tatton Park is only moments away.

Homes of this calibre and individuality seldom come to the open market. Offering complete privacy without compromising accessibility, exceptional versatility, outstanding craftsmanship and an enviable lifestyle, this is a truly remarkable residence that stands in a class of its own.



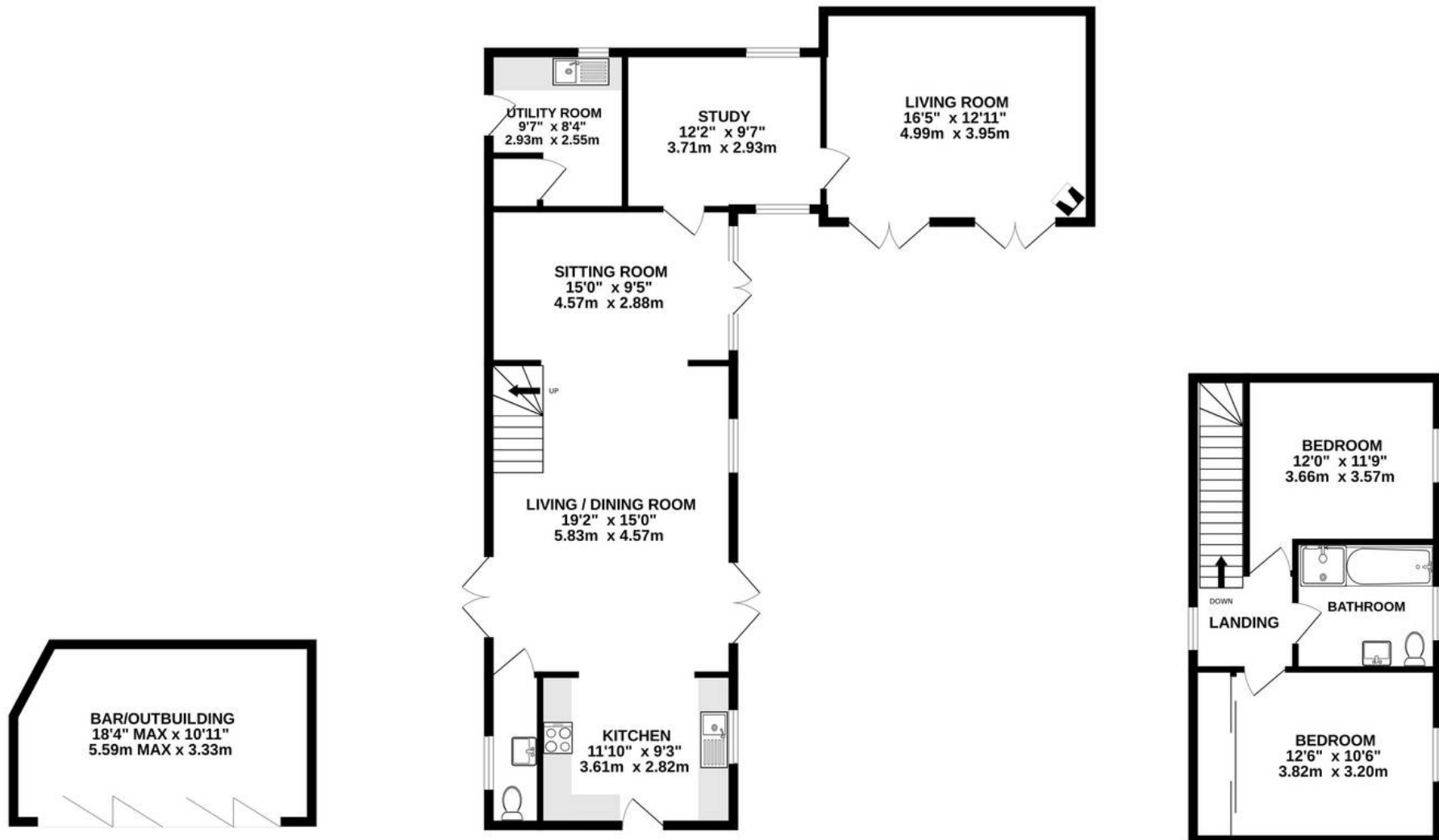




OUTBUILDING

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1681sq.ft. (156.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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