







## 50 Goughs Lane, Knutsford

Situated on one of the towns most sought after roads within superb south facing half acre gardens, a high specification, totally remodelled contemporary detached house with over 5000 square feet of balanced family accommodation.

The layout flows fantastically well from a very impressive double height reception hall, which boasts a stunning bespoke staircase. It has a very open feel with rooms of superb proportions, most enjoying a very bright and sunny south facing aspect over the terrace and lawned gardens to the rear. There are distinct reception areas, including a large central dining hall, huge kitchen and family room with media wall, impressive games room and a separate main lounge/sitting room to the front. There is also a glass fronted gym.

At first floor level the main suite is lovely, with a large bedroom, walk out balcony, dressing room and bathroom en suite, and there are four further large double bedrooms, three with en suites and also a large family bathroom.

There are remote gates to the front, a large turning forecourt and driveway and planning permission exists to build a detached double car barn at right angles to the house (extant planning application 18/2174M).







## 50 Goughs Lane, Knutsford

- A stunning contemporary house within super half an acre south facing gardens
- Five bedrooms, five bathrooms and four/five reception rooms, in all over 5000 square feet
- Beautifully remodelled throughout with quality fittings and a lovely open plan feel
- Situated on the edge of the Legh Road Conservation area, with a private gated plot

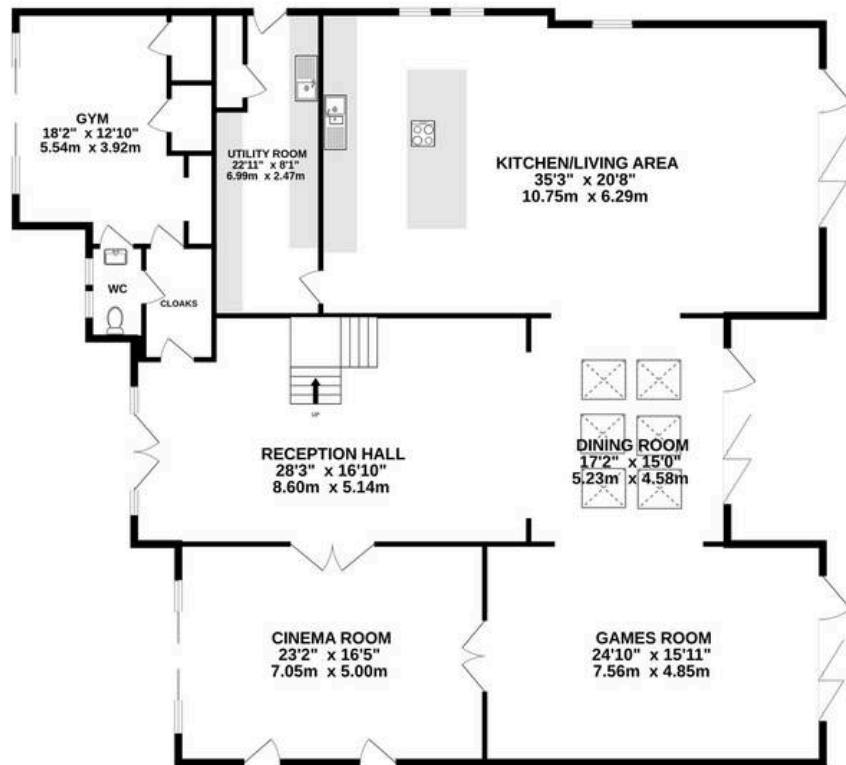
Council Tax band: H

Tenure: Freehold





**GROUND FLOOR**  
2852 sq.ft. (265.0 sq.m.) approx.



**1ST FLOOR**  
2433 sq.ft. (226.0 sq.m.) approx.



**TOTAL FLOOR AREA : 5285 sq.ft. (491.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.