



**GASCOIGNE
HALMAN**

10 ROBIN LANE, CHELFORD

THE AREAS LEADING ESTATE AGENT



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A well balanced, three bedroom home in central Chelford with south-facing garden, double tandem garage, and scope to improve or extend (subject to consent).

Chelford is a popular and convenient village lying equidistant between Knutsford, Wilmslow and Alderley Edge. The village itself caters for various day to day shopping needs including a butchers, a florist, a hairdressers, a farm supply shop and a two village stores, a community post office and a popular village pub. There is also a railway station on the Manchester to Crewe line.

With more extensive facilities in nearby Alderley Edge, Knutsford & Wilmslow. With a range of social and recreational facilities, and local schools cater for children of all ages. Marks & Spencer, Tesco and John Lewis are a short drive away. Chelford is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Manchester International Airport is within close proximity.



DESCRIPTION

Occupying a superb position in the heart of Chelford, this three-bedroom home presents an exciting opportunity to acquire a property with exceptional potential, set within a generous south-facing plot.

Lovingly maintained by the current owners over many years, the property has been a much-cherished home and is now ready for its next chapter. Offering well-balanced accommodation throughout, it provides an excellent canvas for purchasers looking to modernise, remodel or extend (subject to the necessary planning consents), creating a home perfectly suited to contemporary family living.

The accommodation begins with a welcoming entrance hall, leading to a spacious lounge and separate dining room, both enjoying pleasant views over the rear garden. The adjoining kitchen offers clear potential to be opened into the dining room to create a superb open-plan kitchen and entertaining space, while the generous plot also presents exciting opportunities for further extension if required.

To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, served by a family bathroom and separate WC.

A particular highlight of the property is the south-facing rear garden, providing an ideal setting for outdoor entertaining, family life and gardening alike. Complementing the house is a substantial tandem double garage together with ample off-road parking to the front, making the property as practical as it is appealing.

Homes combining such a generous plot, favourable orientation and outstanding potential are increasingly rare within the village. Situated within easy walking distance of Chelford's amenities, railway station and highly regarded local community, this is a rare opportunity to create a bespoke family home in a desirable location.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

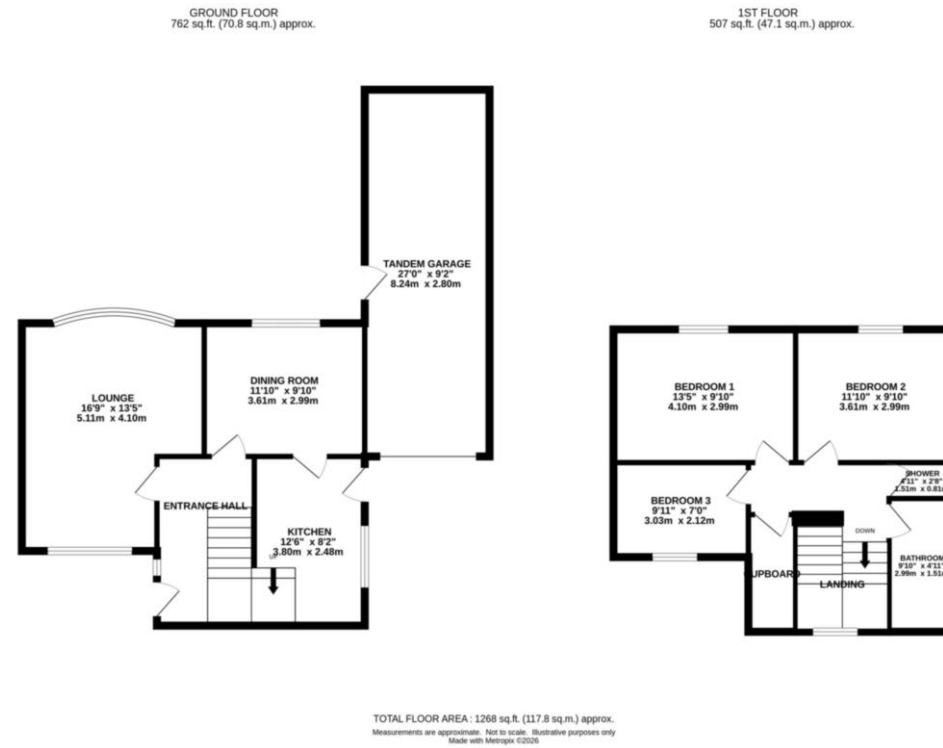
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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