



**GASCOIGNE
HALMAN**

WHITLEY REED BARN, OCCUPATION LANE,
ANTROBUS

THE AREAS LEADING ESTATE AGENT



WHITLEY REED BARN, OCCUPATION LANE, ANTROBUS

Whitley Reed Barn is an attractive, spacious and well-proportioned link-detached Eco home. It blends elegant design with the latest eco-friendly features to offer countryside living that matches modern lifestyle needs. Day-to-day running costs are minimised due to the property's eco-friendly heating and energy conservation features which include an air-source heat pump, underfloor heating, upgraded radiators and pipework and south-facing solar panels. The property also has an EV charging point.

This lovely three/four bedroom house features a magnificent orangery-style extension which makes the most of the stunning garden and glorious rural views. It is set on the outskirts of a popular village that has a school, village hall, community shop and tea-room. The welcoming entrance through an eye catching door leads directly into a hallway and dining area, which sets the tone for the property's warmth and character. The formal living room enjoys a dual aspect and centres around a striking fireplace with log-burning stove, creating an inviting space for both relaxation and entertaining. The rear French doors open onto the patio and garden creating an indoor outdoor flow.

A thoughtfully designed extension transforms the rear of the home into a stunning open-plan living-dining-kitchen with traditional log burners provide a charming complement - perfect for cosy autumn and winter evenings. From this ideal day to day living space, sweeping views of the 'infinity-style' rear garden draw the outdoors in, offering an idyllic setting for family gatherings and quiet reflection alike. There is a separate utility room with storage and space for a washing machine and freezer.

Adjoining the living room lies a versatile reception room, equally suited as a home office, snug, or fourth double bedroom, ensuring the home adapts effortlessly to the needs of modern living.

The principal bedroom benefits from fitted wardrobes with integrated vanity unit and an en-suite shower room, while two further double bedrooms are served by a family bathroom and a separate cloakroom/W.C.





DIRECTIONS

SAT NAV: CW9 6JS

LOCATION

Whitley Reed Barn is on the outskirts of Antrobus village, well known for its' community spirit. The thriving village hall is host to a packed diary of activities and there is also a well-regarded pre-school, community shop, tea room and local pub. The property enjoys outstanding transport links, with the M6 and M56 easily accessible and direct rail connections from Warrington Bank Quay or Runcorn to London Euston. The area offers excellent educational facilities, including well-regarded junior schools in Antrobus, Appleton Thorn, and Stretton. As well as senior schools in Appleton, Lymm and Weaverham. Independent options such as The Grange School, Hartford, and Cransley School are also within easy reach.

Surrounded by open countryside, Whitley Reed Barn lies at the edge of many popular walking and horse-riding routes, offering a rare opportunity to enjoy rural tranquillity without sacrificing modern convenience.

TENURE

Freehold

SERVICES (NOT TESTED)

Main Water & Electric are connected. Air Source Heat Pump & Private Drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: G

TOTAL FLOOR AREA

2122 sqft approx

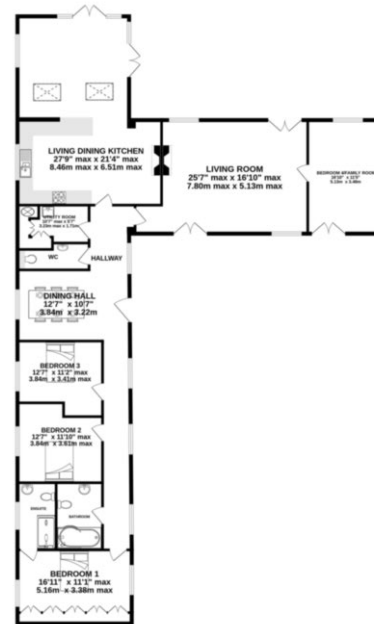
ENERGY PERFORMANCE RATING

B

VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
2122 sq.ft. (197.1 sq.m.) approx.



TOTAL FLOOR AREA: 2122 sq.ft. (197.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergo 12/20.

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