



**GASCOIGNE
HALMAN**

LINNARDS LANE, WINCHAM

THE AREAS LEADING ESTATE AGENT

An exceptional four-bedroom, two-bathroom extended detached family home, occupying a desirable corner plot with a double detached garage, rear driveway, and beautifully maintained gardens. Ideally situated within walking distance of the highly regarded Wincham Community Primary School, this property offers both space and convenience in equal measure.

A thoughtfully designed single-storey extension, completed in 2012, enhances the ground floor accommodation, creating a welcoming entrance hallway, a versatile second reception room, and a practical utility room. A ground floor shower room with W.C and an understairs cupboard housing a modern consumer unit (installed circa 2022) add further convenience.

The fitted kitchen is well-appointed and benefits from a recently updated conventional boiler (installed late 2021). The adjoining dining room offers excellent flexibility, with clear potential to be opened into the kitchen to create a contemporary open-plan kitchen/dining space or retained as a separate formal dining room with sliding doors leading out to the rear garden.

The spacious bay-fronted living room (approximately 12ft x 20ft) provides an elegant principal reception space, complete with a fireplace and pleasant views towards the Cheshire countryside.

On the first floor, a generous landing gives access to a partly boarded loft and a useful storage cupboard housing the hot water tank. There are three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a fourth single bedroom or ideal study for home working. A well-appointed 3-piece family bathroom completes the accommodation.

Externally, the home enjoys a prime position at the corner of Linnards Lane and Keats Lane, set back behind a well-kept lawned front garden. A generous driveway leads to a double detached garage, while the enclosed rear garden provides a private and secure outdoor space, ideal for families and entertaining.

Located in the charming Cheshire village of Wincham, the property benefits from a peaceful setting while remaining well connected. Everyday amenities are close at hand, including the nearby SPAR Wincham, just a short walk away. The popular The Old Red Lion Pickmere is also within walking distance, offering a great local dining option.

The area is well served by a range of reputable schools, including The Cransley School and other well-regarded local primaries and secondary schools in Knutsford and Northwich.

For outdoor and leisure pursuits, residents can enjoy easy access to Tatton Park and Marbury Country Park, both ideal for walking, cycling, and family days out. Nearby

The Farm Club Pickmere provides excellent wellness facilities including open water swimming, yoga, and fitness classes.

Local golf clubs include Heyrose located on Budworth Road in Pickmere. The popular Cheshire Show is held annually off Pickmere Lane, and for equestrian enthusiasts there are several livery stables in the area across Pickmere, Antrobus and Budworth.

For commuters, the A556 is just a short drive away, providing excellent links to the M6 and M56 motorway networks, while Lostock Gralam railway station offers regular services between Chester and Manchester.

DIRECTIONS

SAT NAV: CW9 6ED

LOCATION

Wincham is a popular village, located on the outskirts of Northwich, close by to lovely scenic areas such as Marbury Park and Pickmere Lake. With a local convenience store and park within walking distance of the property there is also easy access all the amenities Northwich has to offer, just a short five minute drive away. Northwich itself is going through an impressive £80 million rejuvenation project improving the infrastructure, amenities and condition of the town centre. Wincham is also 5 miles approx from Knutsford which has several pubs, restaurants, and other amenities.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester Council Tax Band: E

ENERGY PERFORMANCE RATING

C

TOTAL FLOOR AREA

1782 sqft approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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**GASCOIGNE
HALMAN**

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