



TO LET

Stocks Lane, Over Peover



The Property

Nestled in the sought after parish of Over Peover lies a charming 4 Bedroom family home that has been newly renovated and provides light, spacious and flexible accommodation in a an idyllic Cheshire setting. The home boasts an open plan entrance hall leading to a contemporary dining/kitchen with integrated appliances, shaker style cupboards and quartz worktops; this spec permeates through to the added utility room and downstairs W/C. To the first floor are three generous double bedrooms augmented by two stylish bathrooms and walk in dressing are to the master bedroom. Particular mention must be made of the properties fourth bedroom space: a self-contained ground floor annex situated to the rear of the property, comprising it's own fully fitted kitchen, a living/bedroom area to sleep two, dressing area and it's own shower room - this is an ideal ancillary space for blended family or to use as home gym/study. An impressive arrival is instantly accomplished via a gated gravel driveway providing ample room for four cars - an additional parking space is available to the rear of the property at the entrance to the Annex. The property sits within exceptionally manicure gardens lined with trees and shrubs.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) through the traffic lights passing the railway station. Leave the town passing through Toft. Turn left onto Stocks Lane, adjacent to The Whipping Stocks public house. After approximately half a mile the property will be seen on the right hand side.

SUMMARY OF ACCOMMODATION

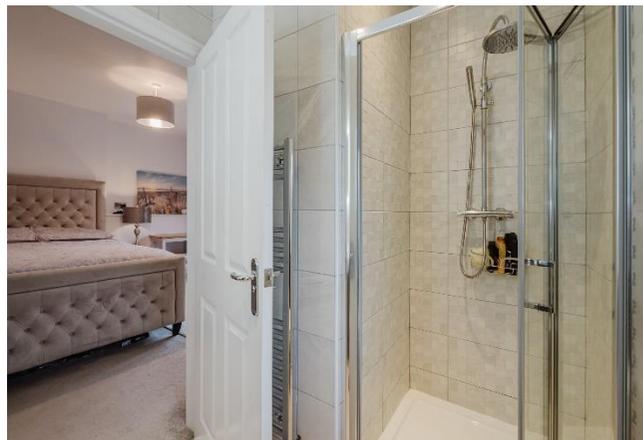
- An immaculately presented three-bedroom home in sought after Cheshire parish – Over-Peover
- Substantial reception rooms
- Superb living dining kitchen with high quality integrated appliances & separate utility room
- One bedroom Annexe with separate Kitchen, Bathroom and Living/Bedroom
- Private formal gardens with patio and lawned areas, ideal for alfresco dining and entertaining
- Driveway providing ample off-road parking
- Available March/April
- Unfurnished



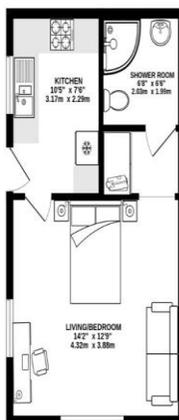




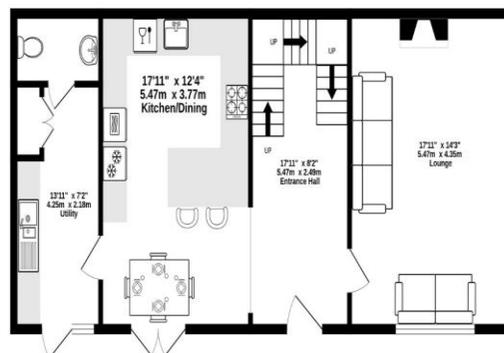
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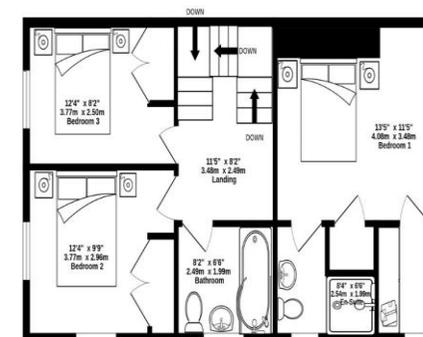
BASEMENT
328 sq.ft. (30.5 sq.m.) approx.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



Price – £3,200 PCM
Postcode – WA16 9EZ
EPC Rating - TBC
Local Authority - Cheshire East
Council Tax – E

TOTAL FLOOR AREA: 1656 sq.ft. (153.8 sq.m.) approx.

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