













## 23 Oak Tree Lane

Lower Peover, Knutsford

A stylish 2-bed home in Lower Peover, near Knutsford. Open-plan living, bespoke kitchen, landscaped south-facing garden, parking. Village setting with amenities and countryside views.

Council Tax band: C

Tenure: Freehold

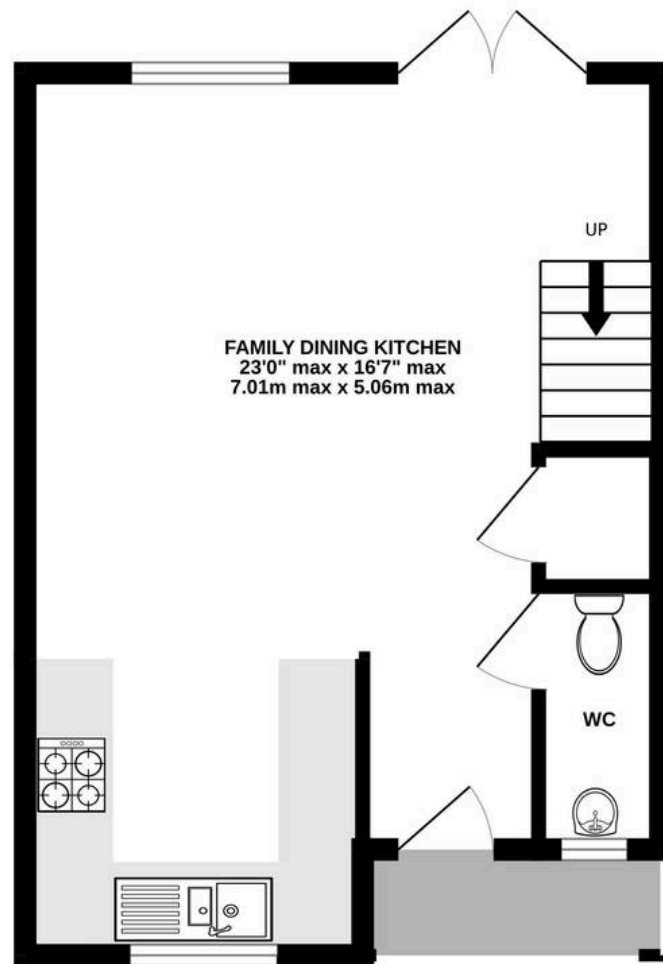
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

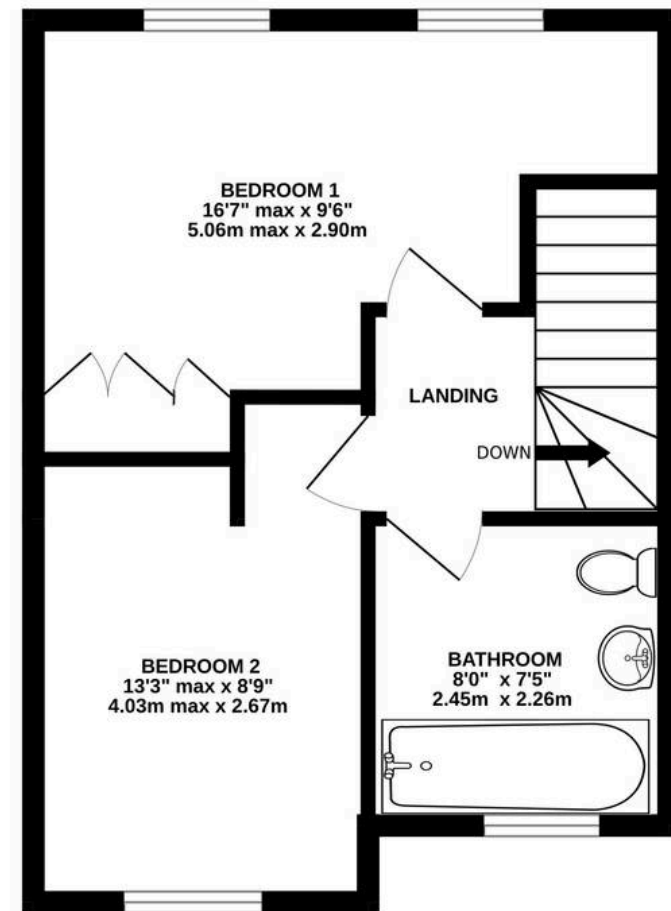
- Exclusive Calderpeel-designed home, one of just 30 residences, positioned at the head of a quiet cul-de-sac in sought-after Lower Peover
- Elegant period-inspired architecture featuring steep gables and constructed using Cheshire brick
- Bright open-plan living space with French doors into the rear garden and premium porcelain flooring throughout
- Bespoke shaker-style kitchen with marble-effect worktops and high-spec integrated appliances
- Two generous double bedrooms, including a principal suite with dressing area, built-in wardrobes and open farmland views, plus a luxury bathroom
- Landscaped south-facing garden with patio, artificial lawn and raised flower beds, alongside two dedicated parking spaces and visitor parking



GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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.  
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