







Oak Cottage, Pedley Lane

Marthall, Knutsford

A lovely, extended and refurbished four bedroom semi detached period cottage in a superb rural location between Marthall and Alderley Edge, standing in charming landscaped gardens and grounds with a large open sun terrace, in all about 1.14 acres.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

Drainage to a septic tank (new and fully compliant)

- A charming, energy efficient semi detached extended and refurbished period cottage
- Four bedrooms, three/four reception rooms, in all 2196 square feet
- Immaculate gardens and grounds with pretty meadow area, about 1.14 acres
- Lovely rural location between Marthall and Alderley Edge, stunning open views
- Air source heat pump, solar pv and battery storage

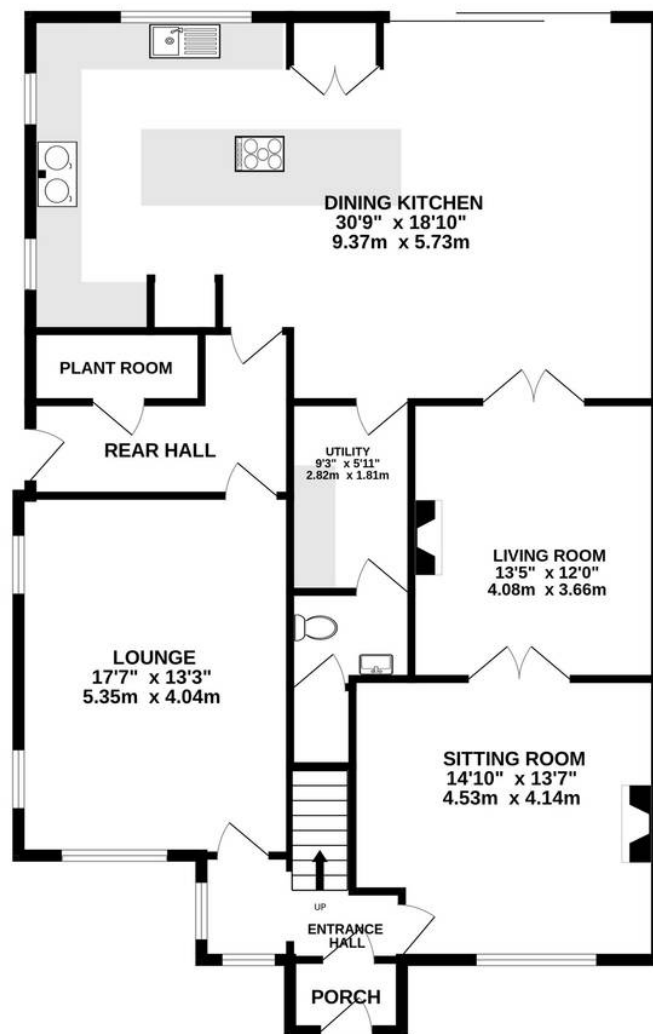




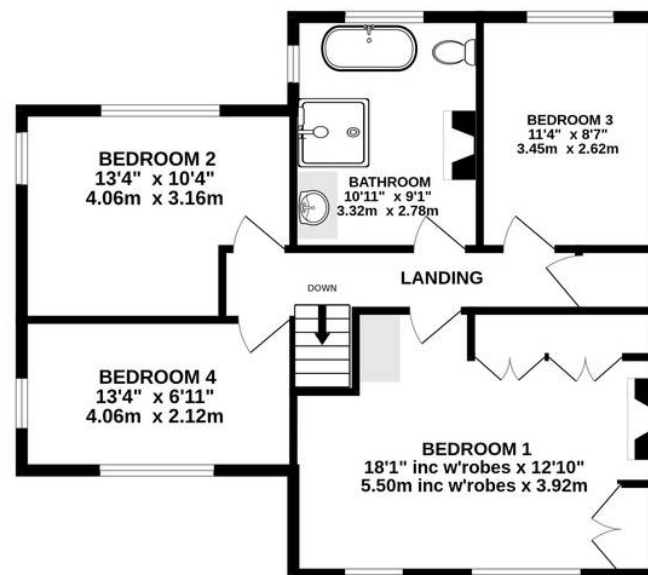




GROUND FLOOR
1384 sq.ft. (128.6 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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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