

JUNIPER HILL

WARRINGTON ROAD, MERE, KNUTSFORD, WA16 0TE



JUNIPER HILL

WARRINGTON ROAD, MERE, KNUTSFORD, WA16 0TE

Juniper Hill has been well presented and offers a private home behind electric gates in a beautiful setting overlooking the 13th Tee.



Accommodation summary

Living room | Sitting room | Kitchen | Dining room | Wc | 7 Bedrooms,
3 en suite | Family bathroom | Indoor pool | Outside kitchen /
entertainment area | Double garage



THE PROPERTY

Juniper Hill has been well presented and offers a private home behind electric gates in a beautiful setting overlooking the 13th Tee. This well-appointed family home sits well back from the road with well-manicured gardens and fabulous outside entertainment area. Juniper Hill is a substantial executive property boasting over 5000 sqft of well-proportioned accommodation.

The bright entrance hallway provides a bright welcome. The Bulthaup corian kitchen is well appointed with Gaggenau integrated appliances, wine fridge, two Fischer and Paykel drawer dishwashers, Quooker hot water tap, alkaline water tap and breakfast bar area. The dining / breakfast area overlooks the beautiful gardens and golf course beyond to the rear.

The sitting room to the front of the property has a stunning feature 19th century marble fireplace. Glass double doors lead one through to a further sitting area, this room is versatile and could be used as a childrens playroom or indeed a further sitting room enjoying views onto the garden. Completing the downstairs accommodation is a heated indoor pool, this has an electric cover and shower room with wc. The communications/plant room is also housed in here. Patio doors open onto the garden and fabulous outdoor kitchen area.

To the first floor there is a bright landing leading to the principal bedroom suite with ample fitted wardrobes and generous en suite with his and hers sinks, and large shower enclosure. The further 6 bedrooms are located on this level along with a study. Two have en suite facilities. The family bathroom is a two piece suite to the front of the property.



This lovely home is set amidst well - manicured mature gardens to the front, rear and side elevations with well stocked planted beds and areas that are laid to lawn. The property boasts ample parking and benefits from a free standing double garage with electric door. Next to the garage is a super outdoor kitchen / entertainment area, perfect for hosting. There is a fully fitted kitchen area with Fischer and Paykel appliances, TV, wood burner, Pizza oven and heaters and plenty of room for seating.

SITUATION

The thriving and historic market town of Knutsford offers a tremendous range of specialist shops, fine restaurants, Waitrose and Booths supermarkets is only a short drive away. Tatton Park, hosts to the annual Royal Horticultural Society show and a deer park is within walking or cycling distance and the area abounds in golf courses, leisure facilities and sports clubs.

The village of Hale and town of Altrincham are equally renowned for their wonderful restaurants, bars and high end shopping facilities along with excellent educational facilities with a great selection of schools in the state and private sector.

Most private schools in the area provide private coaches to Knutsford and The Grange School at Hartford, King's School Macclesfield and Terra Nova school are all within striking distance.

Communications has always been one of the prime attractions of the area, with easy access to the M6 and M56 linking to the North-West's commercial centres, Manchester International Airport and the city centre. The Metro link service terminates in Altrincham and Knutsford train station has a regular service to Manchester and Stockport, linking to the main West Coast line for London. There are few properties combining as a captivating setting with such excellent communications.



FLOOR PLANS

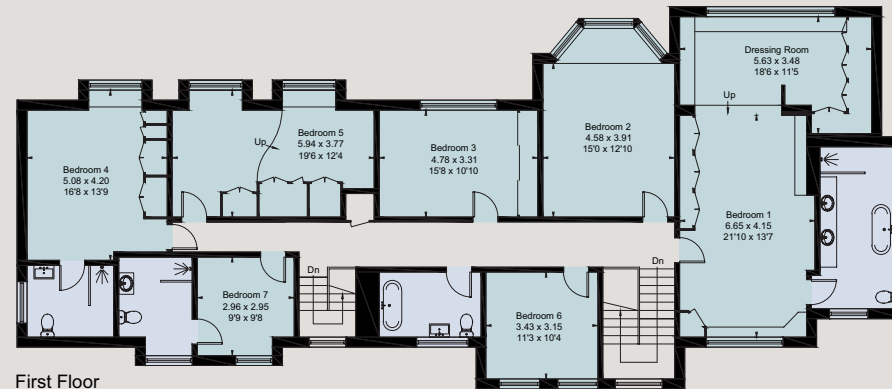
Approximate Area 492.4 sq m / 5300 sq ft

Garage 48.4 sq m / 521 sq ft

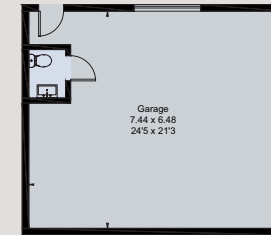
Outbuilding 40.7 sq m / 438 sq ft

Total 581.5 sq m / 6259 sq ft

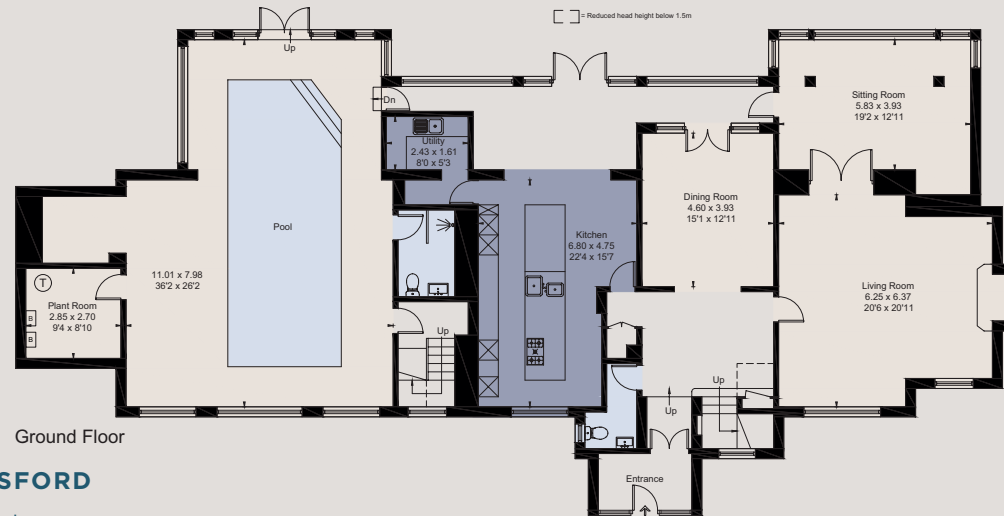
Including Limited Use Area (4.1 sq m / 44 sq ft)



First Floor



(Not Shown in Actual Location / Orientation)



Ground Floor



Outbuilding

(Not Shown in Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	53
		EU Directive 2002/91/EC	



SAVILLS KNUTSFORD

35/37 Princess Street,
Knutsford, WA16 6BP
knutsford@savills.com
01565 632618

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 210910EM Brochure by fourwalls-group.com