



A SUBSTANTIAL BEAUTIFULLY APPOINTED DETACHED FAMILY HOME IN THE CHARMING AND UNIQUE VILLAGE OF OVER PEOVER.

1 MAINWARING ROAD, OVER PEOVER, KNUTSFORD, CHESHIRE, WA16 8TR



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MILEAGE

Knutsford 3.9 miles • Wilmslow Rail Station 8.8 miles •
Booths Supermarket 4.2 miles • Manchester International Airport 12 miles •
Manchester City Centre 20.5 miles

ACCOMMODATION

5 Receptions • Kitchen • Utility • 5 well proportioned Bedrooms (2 en suite) • Garage

SITUATION

Over Peover is a beautiful, untouched village in Cheshire with outstanding walks and spectacular open views. A village with a real sense of community with many groups and clubs. Annually every summer the Peover Gooseberry Show comes to the village of Over Peover for a day of gooseberry combat. There are excellent private and public schools, with most private school's coach routes close by. For those enjoying outdoor pursuits there are bridle paths throughout Over Peover and the lovely countryside beyond whilst the Peak National Park, Lake District and Wales are a short drive away.

The beauty of this delightful semi-rural location is that it is only a very short distance to several local country pubs including The Parkgate (within walking distance), The Dog Inn (0.8 miles) and The Bells of Peover (3.9 miles) all offer excellent local eating and a warm welcome.

DESCRIPTION

This beautifully appointed five bedroomed home has been carefully maintained with enormous attention to detail throughout. On first inspection one is hugely impressed with the quality throughout the property. The current owners have spent time ensuring that this property is as efficient as possible with little maintenance required.

The entrance porch, with exposed brick work, provides an exceptional welcome to the hallway of this charming home. To the ground floor the principle drawing room has a dual aspect to mature gardens at both front and rear. The exposed brick fireplace, with full working chimney, provides a central feature to this inviting room which leads to the study. Double doors gracefully access the conservatory which benefits from underfloor heating and has a glorious aspect with access to the rear garden.

The second sitting room is a wonderfully cosy room with brick built fireplace and French doors opening onto the rear garden.



The characterful kitchen is undoubtedly the heart of this family home with raised ceiling area and exposed brick work. Bespoke handcrafted units are complemented by granite work surfaces. The kitchen furniture is enhanced by a dresser unit and a benchseat. There is both an AGA cooker and American style Fridge freezer. Neff combined cooker and microwave. A door provides external access from the kitchen. The utility room is situated directly off the kitchen and again has super storage and access to the garage. Plumbing and space for washing machine and dryer. The Worcester Bosch boiler is housed in the garage.

The formal dining room completes this lovely home. Internal inspection is highly recommended to understand how successfully the rooms in this property flow. Other benefits include a downstairs cloakroom with w.c.

To the first floor of the property there is an alluring galleried landing which provides access to five bedrooms. The master bedroom suite has an aspect to the front garden and benefits from a fantastic recently fitted en suite bathroom. The contemporary three piece suite has a stunning vanity unit with exquisite sink arrangement, complemented by a walk-in shower unit with rain shower and hand held shower. The second bedroom suite has an en suite shower room with a contemporary suite. The further three bedrooms are serviced by a family bathroom, again with a stylish bathroom suite.

Externally the property is accessed by a five bar gate to a long gravelled driveway. The front garden is laid mainly to lawn with well stocked borders. There is a gate which provides access to the rear garden. Both the conservatory and the lounge have access on to the lovely rear garden. The extensive rear garden is exceptionally private with a patio dining area. The garden also benefits from two sheds and a playhouse offering plenty of outside storage.

VIEWING

Strictly by appointment through Savills

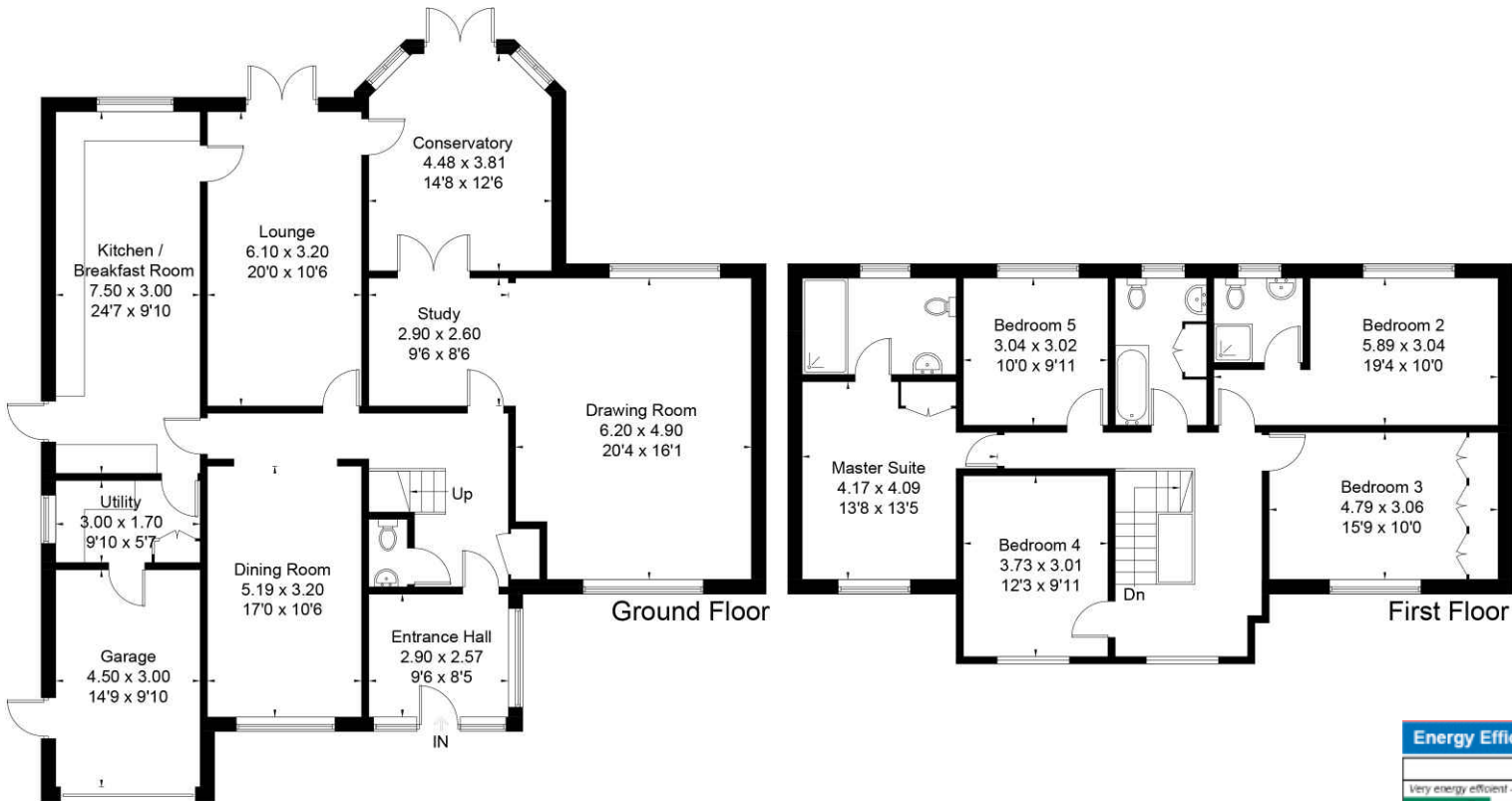






1 Mainwaring Road, Over Peover, Knutsford, WA16 8TR

Gross Internal Area (approx)
House = 246.2 sq m / 2650 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 259.7 sq m / 2795 sq ft
For identification only. Not to scale.
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