



Fabulous home, in a sought after location

2 Seymour Chase, Knutsford, Cheshire, WA16 9BY

Freehold



- Dining Room • Sitting Room • Dining Kitchen
- Garden Room • Utility • Master with en suite
- Three further bedrooms • Garage

SITUATION

Around 1 mile from the centre of Knutsford town. Knutsford is a beautiful and very charming town within Cheshire. The town centre of Knutsford is totally unique and steeped in history, there are many wonderful boutique shops, restaurants and coffee shops. The antique shops and art galleries add to the culture of this lovely town.

This wonderful town is home to the historic estate of Tatton Park, containing a mansion, Tatton Hall, a medieval manor house, Tatton Old Hall, Tatton Park Gardens, a farm and a deer park of 2,000 acres (8.1 km²). It is a popular visitor attraction and hosts over a hundred events annually.

There is excellent access to the motorway network, with junctions to the M6 (Junction 19) and M56 (Junction 7) motorways. Knutsford is served by Knutsford railway station which is situated on the Mid-Cheshire Line running from Chester to Manchester (via Altrincham). The property is well placed for access to the North West's commercial centres and Manchester International Airport is around 13.5 miles away. Golf courses abound locally, livery yards are numerous. Local schools

DESCRIPTION

This delightful family home offers versatile living accommodation. Set back from the road via a driveway, providing parking for two vehicles along with integral garage.

Upon entering the entrance hallway leads one to three reception rooms. The breakfast kitchen is to the rear of the property, comprising a range of wooden cottage style, wall, drawer and base units, four ring Dietrich ceramic hob, integrated Neff fridge and separate freezer, Rangemaster integrated double oven, a large window behind the sink overlooks the delightful garden, the kitchen offers space for a dining table. The kitchen extension offers extra space, with fabulous large windows allowing maximum light, this garden room is ideal for a further sitting area or open plan dining kitchen. The sitting room is also to the rear of the property, again with a lovely view onto the mature garden, warmed by a gas fire.





To the front elevation is currently a dining room with deep box bay window. Completing the downstairs accommodation is a very useful utility room, with space for washing machine and dryer and sink unit and downstairs wc.

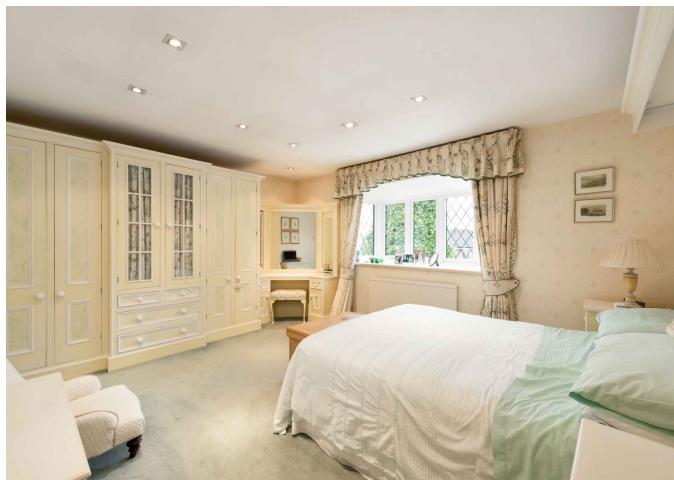
Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

The first floor accommodation comprises four bedrooms of ample proportions. Master with a range of fitted furniture, deep box bay window and en suite. Servicing the bedrooms is a family bathroom, this is a modern white suite, with separate bath and shower unit.

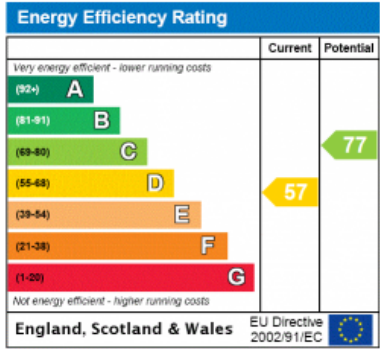
Externally the sunny South Easterly facing rear garden is a great size. Mature trees, shrubs and hedgerows surround. There is further scope and space for extension subject to the relevant planning permission.



Approximate Area = 168.1 sq m / 1809 sq ft
Garage = 20.4 sq m / 219 sq ft
Total = 188.5 sq m / 2029 sq ft
Including Limited Use Area (5.5 sq m / 59 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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