



EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE WITH SUPERB VIEWS TO THE REAR

15 MERE CLOSE, PICKMERE, KNUTSFORD, CHESHIRE, WA16 0JR

Freehold



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Accommodation

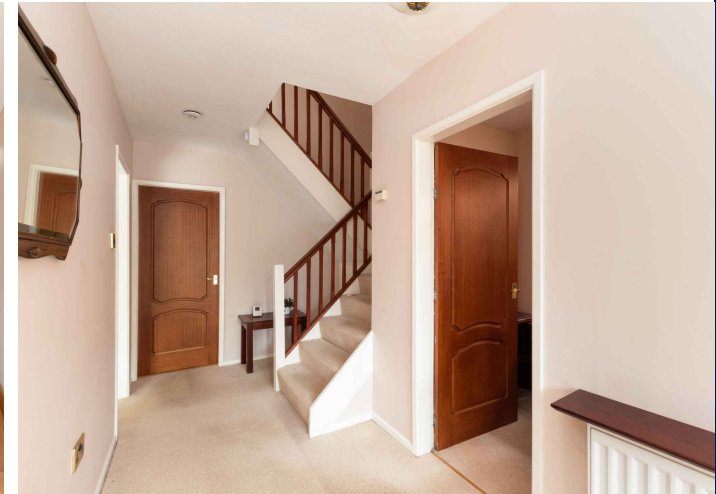
◆ Sitting Room • Family Room • Dining Room • Study
◆ Kitchen • Breakfast Room • Utility Room • 4 Bedrooms (1 x en suite
shower room) • Bathroom

Mileage

◆ Northwich 3.7 miles • Knutsford 4.9 miles
◆ Wilmslow 15.6 miles • Manchester 19.9 miles
◆ Manchester airport 19.7 miles via M56

Mere Close is located in the attractive semi-rural village of Pickmere some 4.9 miles to the South West of Knutsford. Beautiful country walks are to be had from the property's doorstep and Pickmere Lake is close by. The village has a local pub and restaurant, The Red Lion. Other local amenities including a village store and primary school can be found in the neighbouring village of Wincham.

For the commuter there is access to the M6 at Junction 19, Tabley, Knutsford. There is also access to Junction 10 of the M56 at Stretton (7.2 miles) or Junction 7 at Bowdon (7.2 miles). Rail services to Manchester and Chester are available at Plumley (3.3 miles) Manchester is approximately 45 minutes by train and metro and for services to London there is Hartford (5.6 miles) or Crewe (17.7 miles).



The house is located in a peaceful cul de sac and has open views to the rear over paddocks and farmland beyond. The property was originally constructed in 1975 and has been extended and adapted since to provide flexible accommodation that is ideally suited to family occupation.

Set back from the road behind a driveway with parking for up to three cars, the property is entered via a bright porch which leads into an entrance hall with study and cloakroom off. There are three large light and airy reception rooms, perfect for entertaining or relaxing. In addition there is a fitted kitchen and breakfast room.

To the first floor there is a landing leading to a master bedroom with en suite shower room, three further bedrooms and a family bathroom with separate shower. All rooms to the rear enjoy the superb views.

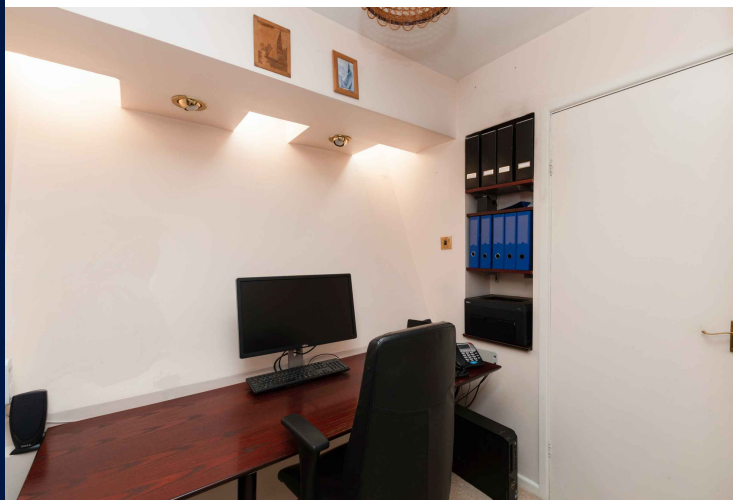
Outside to the rear is a private well tended garden with mature hedge borders and two patio areas.

Energy Performance

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

Viewing

Strictly by appointment with Savills.

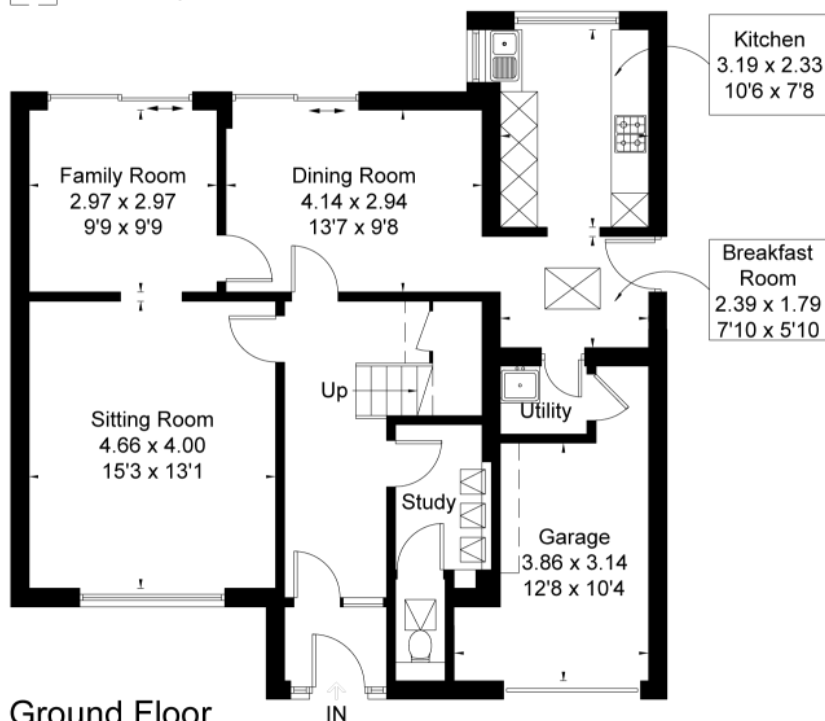


FLOOR PLANS

Approximate Area = 138.2 sq m / 1488 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Total = 149.4 sq m / 1608 sq ft
 Including Limited Use Area (3.1 sq m / 32 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group

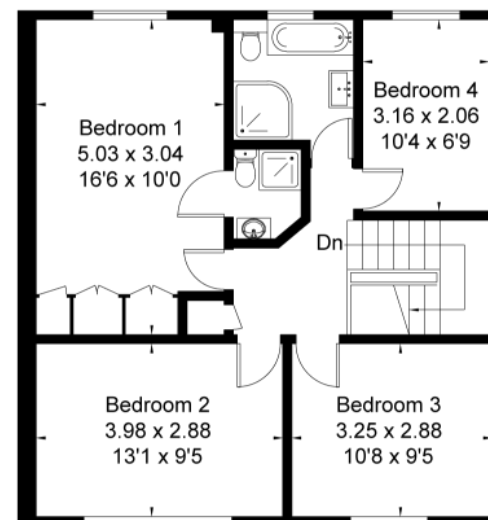


 = Reduced head height below 1.5m



Ground Floor

Area = 78.4 sq m / 844 sq ft
 (Limited Use Area = 1.9 sq m / 20 sq ft)
 Garage = 11.2 sq m / 120 sq ft
 (Limited Use Area = 0.6 sq m / 6 sq ft)



First Floor

Area = 59.8 sq m / 644 sq ft
 (Limited Use Area = 0.6 sq m / 6 sq ft)

Knutsford Branch
 35/37 Princess Street,
 Knutsford, Cheshire
knutsford@savills.com
01565 632 618

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	EU Directive 2002/91/EC	