



12 PINE TREES

MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 7NX



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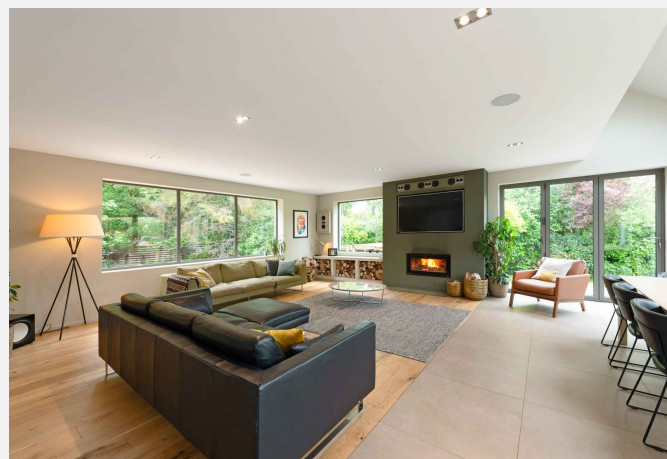
A TRULY STUNNING
ARCHITECTURALLY DESIGNED
HOME LOVINGLY CREATED BY THE
CURRENT OWNERS

Accommodation:

- Open plan living/dining • Kitchen • Study
- Family room • Play Room • Utility • Downstairs WC
- Master with en suite • Bedroom Two with en suite
- Two further bedrooms • Double garage

Mileage:

- Knutsford 3.6 miles • Wilmslow 6 miles
- Manchester 14.3 miles • Manchester Airport 7.6 miles
- Liverpool 35.9 miles • Liverpool Airport 31.3 miles





SITUATION

This modern detached home is situated in an idyllic semi-rural location adjoining open countryside. The village of Mobberley has the historic church, local cricket ground, wonderful country walks and is renowned for its 7 public houses and delightful walks.

DESCRIPTION

Upon approaching this beautiful architecturally designed home, one is captured by the Cedar Timber cladding. A driveway with ample off road parking for numerous vehicles sits in front of the property with access to an integral double garage with electric up and over door.

The entrance hallway takes ones breath away with the vaulted ceiling and large glass picture windows, allowing light to flood in. The open plan living space is ideal for family living, an abundance of windows and bi folding doors offer views of the mature trees and hedgerows that surround. The open plan living area is warmed by a modern Stovax log burner.

The Scavolini kitchen is of exceptional quality with Silestone work surfaces, Siemens appliances, five ring ceramic hob, contemporary extractor hood over, double ovens, built in dishwasher, Siemens coffee machine, built in fridge and freezer. The separate utility is fitted with wall, drawer and base units with space for washing machine and dryer.

Off the kitchen lies a good sized study / snug. The current play room is a versatile space, with double doors opening onto the garden. Completing the downstairs accommodation is a WC and cloaks cupboard.

A solid oak open tread staircase with glass balustrade leads to the first floor galleryed landing.

The master bedroom is ample in its proportions with an extensive range of fitted wardrobes. The stylish en suite shower boasts Gerebit / Duravit sanitaryware, rainfall shower with separate hand held attachment, wall hung vanity unit and heated towel rail. The velux window ensures maximum light.

Bedroom two, also with vaulted ceiling benefits from an en suite shower room with high quality Gerebit / Duravit fittings and touch light mirror. There are two further bedrooms, serviced by a three piece family bathroom, with Duravit sanitary ware, picture windows above the touch light mirror and wall hung vanity unit are a stunning feature, making this property simply unique.

Pine Trees is well positioned, in a generous plot. The mature trees, plants and shrubs surround the property, allowing a degree of privacy. The delightful patio area is ideal for al fresco dining, well positioned off the kitchen.

ENERGY PERFORMANCE

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

VIEWING

Strictly by appointment with Savills.

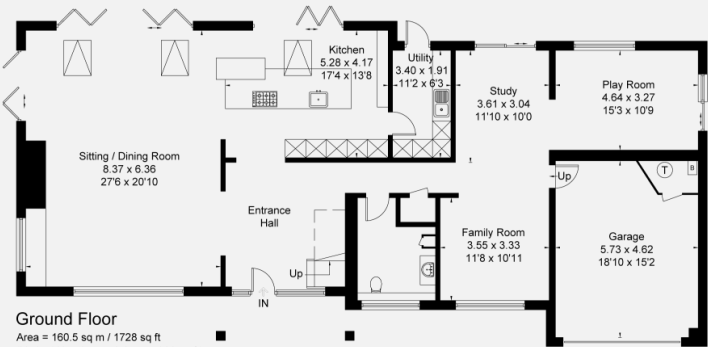


FLOOR PLANS

Approximate Area = 302.8 sq m / 3260 sq ft (Excluding Void)
Garage = 26.5 sq m / 285 sq ft
Total = 329.3 sq m / 3545 sq ft
Including Limited Use Area (21.8 sq m / 235 sq ft)
For identification only. Not to scale.
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First Floor
Area = 142.3 sq m / 1532 sq ft (Excluding Void)
(Limited Use Area = 19.2 sq m / 207 sq ft)



Ground Floor
Area = 160.5 sq m / 1728 sq ft
(Limited Use Area = 2.6 sq m / 28 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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