



A stunning, newly built detached home in Ashley

The Cottage, Ashley Road, Ashley, Cheshire, WA15 0QP

Freehold





- Sitting Room/Study • Family Room • Garden Room
- Dining Room • Utility • WC • Kitchen
- Five bedrooms, two with en suite • Family bathroom

SITUATION

The Cottage is situated in a delightful setting with open views to the rear. Ashley is a small village, with the fabulous Greyhound public house.

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.

The thriving and historic market town of Knutsford with its 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.

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 fabulous setting with such excellent communication, many of the homes in this area have undergone huge redevelopment, there is an appetite for mansion style homes in this location.

Knutsford: 5.7 miles, Hale: 1.5 miles, Altrincham: 2.5 miles, Manchester Airport: 6miles, City Centre: 12 miles



ACCOMMODATION

This stunning newly built, detached property is finished to an extremely high standard throughout. This home offers around 3514 sqft of versatile accommodation.

This stunning home is entered via a block paved driveway, behind electric gates. The ground floor accommodation is spacious and extremely versatile which has been carefully and tastefully designed to offer open living space throughout. Accessed via the entrance hall, with stunning tiled floor there is a WC and access to the reception areas, there is a further sitting area with fabulous exposed brick open fire. Further living and entertaining space has a range of patio doors opening directly onto the gardens and a bright and airy dining room incorporated within the open plan kitchen/breakfast room. Situated to the rear of the property this large room provides an excellent entertaining space with bi-folding doors directly onto rear gardens.

the kitchen is an extensive range of base and eye level units by an Italian company Cosentino with silestone work surfaces and integrated AEG appliances all of which are arranged around a central island unit.

There is the benefit of under floor heating throughout the ground floor level. Completing the ground floor accommodation is a useful utility room and further WC/ cloaks cupboard.

There are two further floors of accommodation, the first floor comprises three bedrooms of ample proportions with two bathrooms. The master suite, to the rear of the property benefits from a dressing room. The doors open onto the balcony, enjoying delightful open views. To the second floor, there are two further bedrooms, one of which with ensuite shower room and balcony style velux window. All bedrooms have the additional benefit of TV and Sky points.

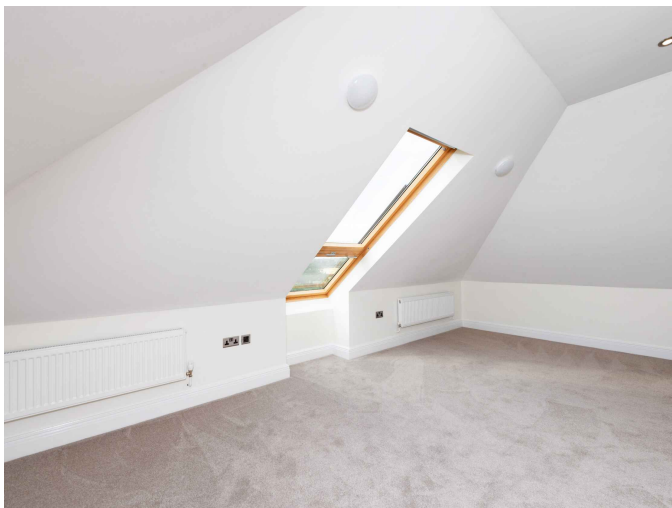
The Cottage is well positioned, in a stunning plot. Surrounded by mature plants and hedgerows, with landscaped gardens. To the rear the gardens are laid to lawn, enjoying a sunny southerly aspect, the flag stone patio areas are ideal for al fresco dining. There are lights surrounding the property and CCTV system in place.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



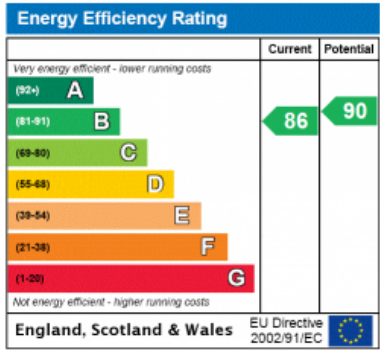


Approximate Area = 326.5 sq m / 3514 sq ft
Including Limited Use Area (23.3 sq m / 251 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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