



A stunning family home with Golf course views

Clamhunger Lane, Mereside Road, Mere, Cheshire, WA16 6QG

Freehold



- Drawing Room•Sitting Room•Dining Room•Utility
- Dining Kitchen•Gymnasium•Store Room•6 Bedrooms,
- 4 en suite•Family Sitting Room•Family Bathroom
- Sun Terrace•Double Garage

SITUATION

Knutsford: 2 miles, M6 Junction 18: 2.4 miles, Hale: 5.5 miles, M56 Junction 8: 5 miles, Altrincham: 6 miles, Manchester Airport: 10 miles, City Centre: 16 miles

Copperfields is situated in one of the most favourable plots on Clamhunger Lane with lovely views over the golf course. Mere is famous for The Mere Golf Resort and Spa and sits only a short distance from Knutsford town centre. The thriving and historic market town of Knutsford with its tremendous range of specialist shops, fine restaurants, Waitrose, Booths and other major supermarkets are 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. 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.

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 communications, many of the homes in this area have undergone huge redevelopment, there is an appetite for mansion style homes in this location.





ACCOMMODATION

One approaches Copperfields off Clamhunger Lane, a truly delightful spot in Mere. The property is private and well over 6000sqft of accommodation, behind a stone wall and mature trees. Electric gates open onto the block paved driveway, providing parking for numerous vehicles. Upon entering the reception hallway, one is pulled to the stunning drawing room, dual aspect windows fill the room with light, warmed by a gas fire with feature surround. The kitchen / dining area is perfect for entertaining, a range of wall drawer and base units with integrated appliances. Completing the downstairs accommodation is a sitting room, dining room, large utility downstairs wc and a gymnasium.

To the first floor the master suite is a fabulous size, around 31ft in length, with en suite shower room and dressing room, the dual aspect windows provide stunning views, to the rear over the golf course. A stairwell leads one down to the drawing room and out onto the stunning roof terrace, where one can admire the 16th hole. There are five further bedrooms, three with en suite. Two bedrooms are over the garage with a separate entrance via a spiral stair case

and large sitting room, creating an annexe ideal dependent relatives. Bedroom five also has the great benefit of access to the sun terrace, and stairwell to the downstairs accommodation. The sun terrace provides a great space for entertaining, with ample space for tables, chairs and sun loungers.

Externally the rear garden is well mature, surrounded by hedgerows, plants and trees. The patio area, accessed via all downstairs rooms is ideal for al fresco dining. There is a further feature patio area with pergola to the right hand corner of the garden. with the stunning Mere Golf Resort behind.

To the front of the property is a large driveway, providing ample off road parking, with double integral garage and store room.

One can truly admire the position of Copperfields, Clamhunger Lane is a prestigious spot within Mere and enjoys arguably one of the best outlooks.

Energy Performance

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

Viewing

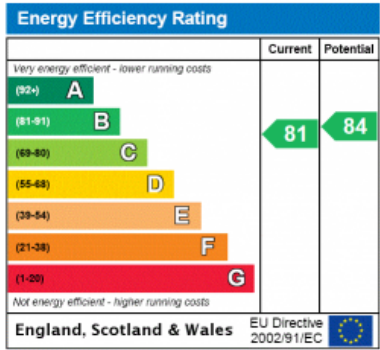
Strictly by appointment with Savills.

Approximate Area = 571.9 sq m / 6156 sq ft (Including Store)
Garage = 34.5 sq m / 371 sq ft
Total = 606.4 sq m / 6527 sq ft
Including Limited Use Area (25.1 sq m / 270 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 243546

For identification only. Not to scale. © OCTOBER2019



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

