



A spacious, detached family home with open views

7 Holgrave Close, High Legh, Knutsford, Cheshire, WA16 6TX

Freehold





- Formal Sitting Room • Downstairs wc
- Playroom • Dining Room • Conservatory
- Breakfast Room • Kitchen • Master with en suite
- Three further bedrooms • Family Bathroom • Garage

## SITUATION

Manchester City Centre  
17 Miles

Manchester International  
Airport  
10.9 miles

Knutsford 5 miles

Wilmslow 13 miles

Liverpool Airport 23 miles

Situated in the popular village location of High Legh, and within walking distance of the renowned High Legh Primary School and High Legh Preschool Nursery.

Several well established golf and leisure facilities are within easy reach, including High Legh Golf Course and Academy, the popular Mere Golf Resort and Spa and both Lymm and Knutsford Golf Clubs.

This fabulous property has ease of access to local facilities, with the popular cosmopolitan town of Knutsford with its bistros, restaurants and unique shopping facilities close by. This wonderful town is home to the glorious 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 km<sup>2</sup>). It is a popular visitor attraction and hosts over a hundred events annually.

Alongside Knutsford, the pretty village of Lymm is only 3.5 miles away. It provides wonderful walks around Lymm Dam and also offers local shopping facilities.

Motorway networks are within easy reach having the M6 (junction 20) being in close proximity, along with access to the M56 and Manchester airport, which is only a short drive away.







## DESCRIPTION

This well-appointed four bedroom home enjoys open views to the rear, with lovely well-maintained gardens. The block paved driveway provides ample off-road parking for two vehicles, with integral single garage.

A large entrance porch opens into the hallway. To the ground floor, the principal sitting room has a large deep box bay, double glazed window with an aspect to the front elevation, allowing maximum light. A gas fire warms the room.

The kitchen to the rear of the property enjoys a great view onto the garden & open views beyond. There is a modern range of units, four ring ceramic hob, extractor canopy over, integrated stainless steel double oven and dishwasher, and breakfast bar area. The breakfast room includes a dining area, with a door onto a patio. There is a door into the integral garage, which includes a useful fitted utility area and loft space providing ample storage.

The versatile second reception room is currently used as a dining room, opening into the conservatory, which has a delightful aspect onto the rear garden.

There is a downstairs WC, along with a further reception room, currently used as a playroom.

To the first floor there is a bright landing which provides access to four bedrooms. The master bedroom suite has an aspect to the front elevation and benefits from a contemporary en-suite, comprising of large shower, sink with vanity unit under, light up mirror and Aqua Step flooring. There are three further bedrooms of ample proportions, with two rear bedrooms enjoying fabulous open views. The family bathroom is of contemporary style comprising bath with shower over, large storage unit, mirror with light behind. All bathrooms were recently fitted in 2018.

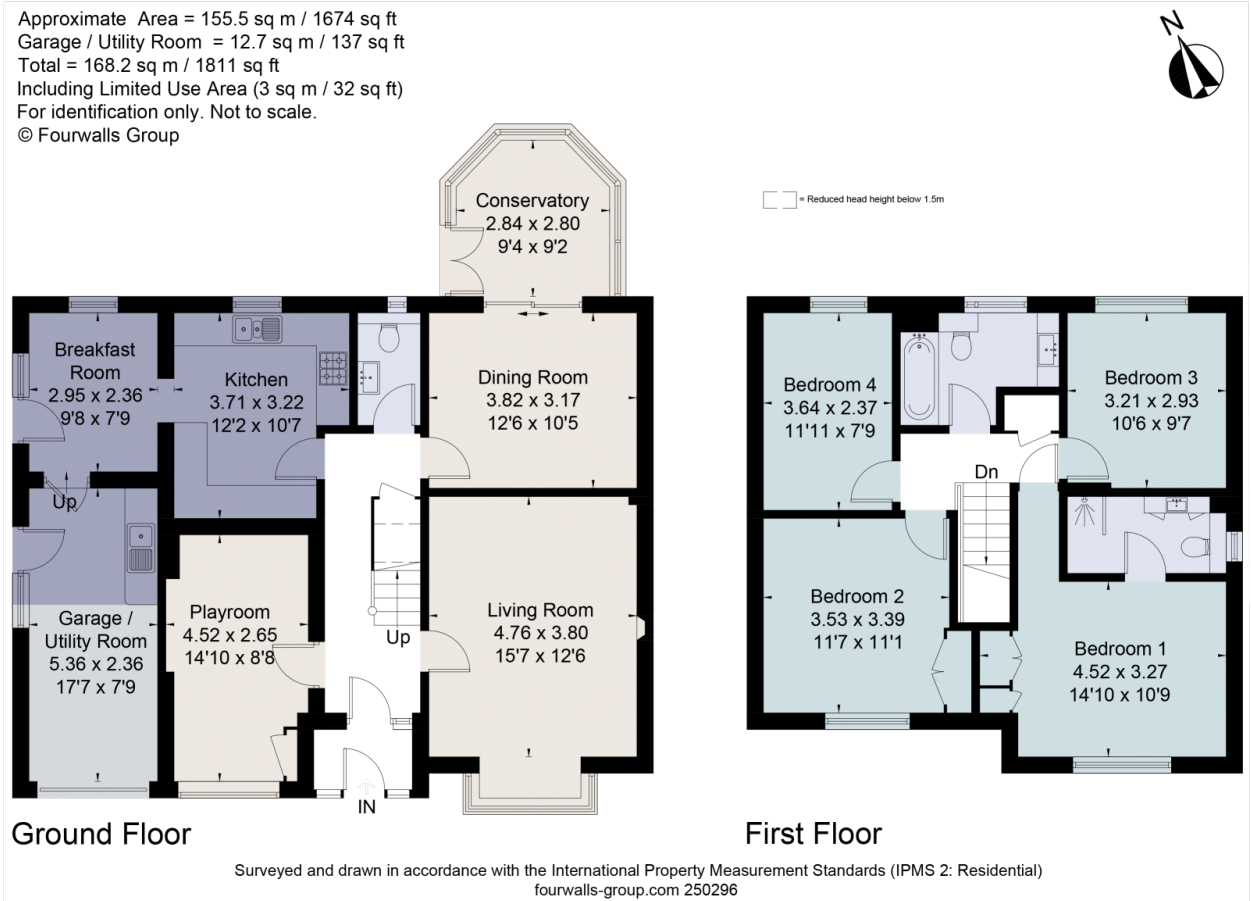
Externally, the property is well positioned in the cul de sac. The rear mature garden enjoys a delightful aspect with views beyond, and includes shed, vegetable patch & chicken enclosure. The patio area is ideal for al fresco dining, providing a great outdoor entertaining space for this family home.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.



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