



## Contemporary Arts & Crafts country house in 1.33 acres

**Nether Croft, Crown Lane, Lower Peover, Knutsford, Cheshire WA16 9QA**

Freehold

savills



5 large bedroom suites • Principal with dressing room • 4 receptions & Orangery • Living dining kitchen • Butler's Pantry & Boot Room • Landscaped grounds • Triple garage • Hard tennis court

#### Local information

Nether Croft is privately set within about 1.33 acres in the sought after village of Lower Peover about 3 miles to the south of the thriving and historic market town of Knutsford. Set amidst glorious Cheshire countryside and a short stroll away from The Cobbles which leads to The Bells of Peover gastro pub and 13th Century St Oswald's Church. The outstanding Lower Peover Primary school is equally close by; within walking distance.

The village post office and store provides for many day to day necessities while more comprehensive services are available in Knutsford with Booths and Waitrose supermarkets and a wide range of specialist shops and services.

Recreational and leisure facilities are superb throughout the area with a choice of golf courses, sports clubs and some wonderful country walks and bridle paths meander away from the village.

The major private schools in the area have local coach services and Terra Nova, The Grange School at Hartford and Kings School Macclesfield are all within striking distance.

Access to the north west's commercial centres is particularly good with junctions 18 & 19 of the M6 close by, Manchester Airport is about 30 minutes away and the west coast line can be picked up at Wilmslow, Macclesfield or Crewe placing London Euston under two hours away. Knutsford station has a regular service to Manchester from 46 minutes.

Although in a rural setting Nether Croft is on the fringe of the village and is not isolated, convenient for The Crown, the Bells of Peover, the primary school and the village shop; really, the best of all worlds.

#### About this property

An outstanding contemporary Arts & Crafts inspired country residence, Nether Croft offers a unique blend of modern style and period character creating an easily managed yet sizeable family home.

The quality is simply outstanding, Chesney fireplaces, oak floors, a bespoke Sheerin kitchen with a four oven AGA, Duravit sanitary ware and superb finishes throughout set this property apart.

The high standards don't stop on the inside, the 1.33 acre site is beautifully landscaped and includes a hard tennis court with carpet finish and curtain netting, a substantial three car detached garage with automated triple hardwood doors, manicured lawns and profusely stocked shrubbery borders with specimen trees and shrubs.

The southerly facing rear terrace, accessed from the principal rooms, provides fantastic outside entertaining space. The gravelled carriage driveway has two sets of hardwood automated security gates and there is CCTV and a security system installed.

The accommodation is arranged over three floors and includes a fabulous arched dressed stone porch with a







matching arched oak front door opening to the reception hall with its Chesney wood burning stove and French doors leading through to the rear terrace. A traditional oak staircase complements the oak floors throughout the ground floor principal rooms. A cloakroom lies off the hall with a wall hung suite.

The drawing room is also graced with a Chesney fireplace and features a dual aspect with a side bay and French doors to the rear terrace. A library/study, again with a dual aspect lies to the front and has fitted library shelving and cupboards.

The living dining kitchen is the heart of the house and offers spectacular family space with bespoke Sheerin cupboards and furniture with an island under deep granite surfaces and a four oven AGA supplemented by a Gaggenau induction hob and Siemens combination oven. A zoned wine fridge is incorporated in the island flanked by matching basket drawers with an oak butchers block and breakfast seating area.

There is plenty of space for informal dining and entertaining with the family sitting room area semi open plan alongside. French Doors lead from both this room and the kitchen area to the large orangery sitting room with its large lantern roof and French doors to the rear terrace.

A large butler's pantry lies off the kitchen to the front with a Sub Zero fridge freezer, preparation sink and hardwood surfaces over matching cupboards. A boot room with a laundry area has bespoke fitted boot shelving, a fitted seat and a range of cupboards under granite surfaces inset with a sink. A door leads out to the garaging area and gardens.

There are three bedroom suites off the large gallery landing, with solid oak doors, including the master suite with its dressing room and large vaulted bathroom. The dual aspect guest suite features fitted wardrobes and a large en suite bathroom with a separate shower and the third bedroom has an en suite shower room.

The second floor has a study landing area and includes two further double bedroom suites, both with double ended baths and Duravit sanitary ware.

The grounds extend to about 1.33 acres and include the hard tennis court, a gardener's w.c. to the rear of the triple garage and a garden store area with compost storage area and mower garage. There are rolling lawns, shrubbery borders and a profusion of specimen trees and shrubs. The front of the house is well screened from the lane and the gravel driveway is lined with box hedging.

#### **Tenure**

Freehold

#### **Local Authority**

Cheshire East

#### **Viewing**

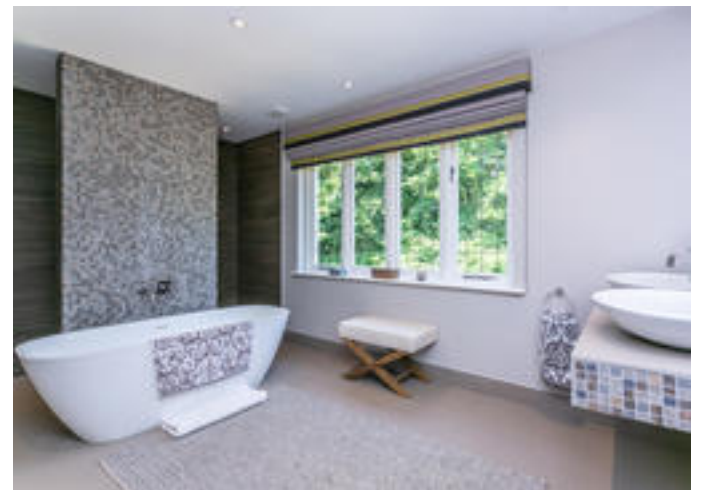
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**Gross internal area (approx)** 433.77 sq m / 4669.06 sq ft

**Outbuildings** 72.07 sq m / 775.75 sq ft

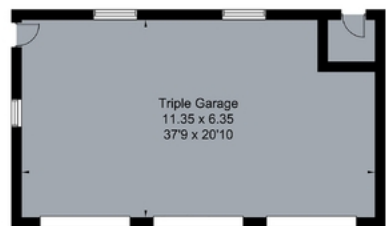
**Total** 505.84 sq m / 5444.81 sq ft



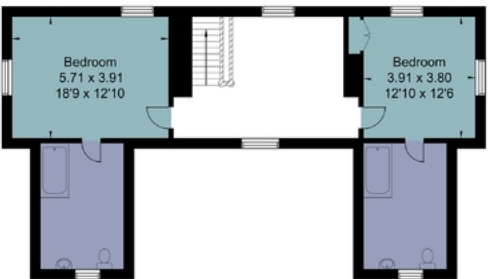
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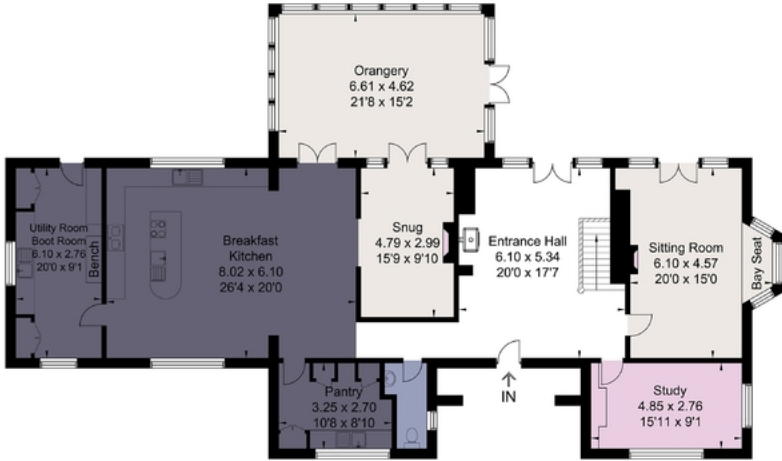
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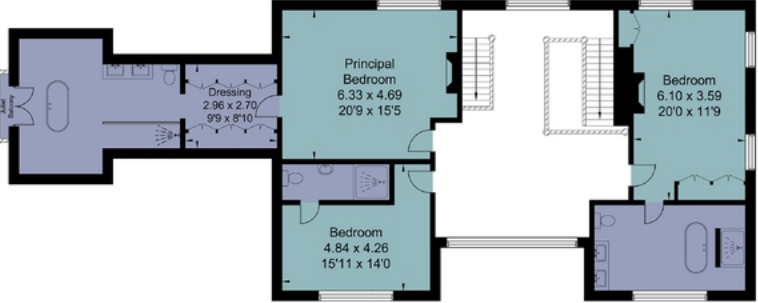
Garage



Second Floor

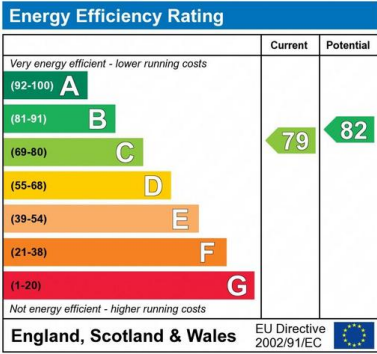


Ground Floor



First Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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