

RAVENSTONE

CLAMHUNGER LANE, MERE, KNUTSFORD, WA16 6QG



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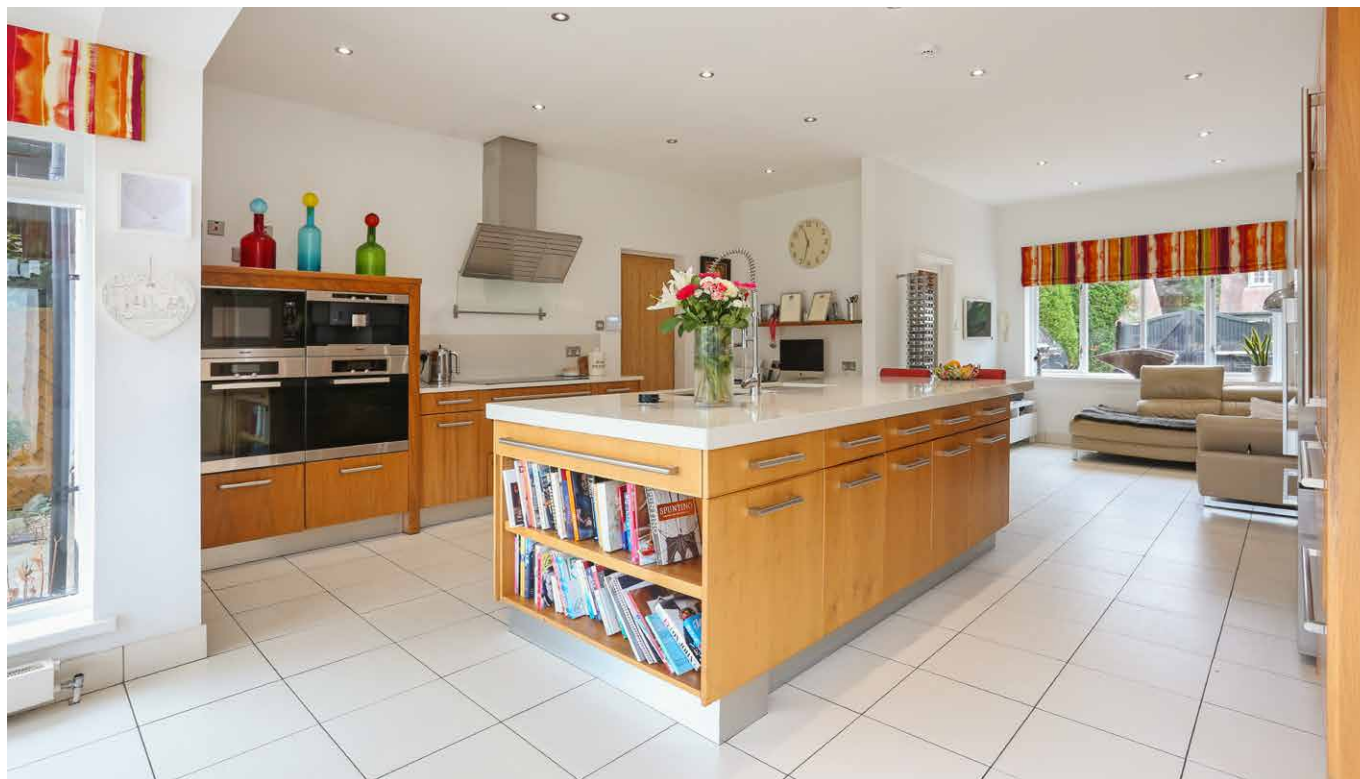
CLAMHUNGER LANE, MERE, KNUTSFORD, WA16 6QG

Ravenstone is a well presented family home in a private position with magnificent views and access onto the 16th hole of Mere Golf and Country Club. There is further opportunity for extension and re-development subject to planning.



Accommodation summary

Drawing room | Dining room | Sitting room | Dining kitchen with living area | Utility | WC | Five bedrooms | Three with en suite | Family bathroom | Bar/Games room | Garage | Carport area.



THE PROPERTY

Ravenstone is a well presented family home in a private position with magnificent views and access onto the 16th hole of Mere Golf and Country Club. This spacious Dutch style family home has lovely well maintained, mature gardens and a versatile outbuilding, currently used as a games and bar area. This space benefits from both power and wifi and could be used as a home office or gymnasium/studio. Ravenstone has been extended in previous years but offers further potential for extension and re-development subject to planning.

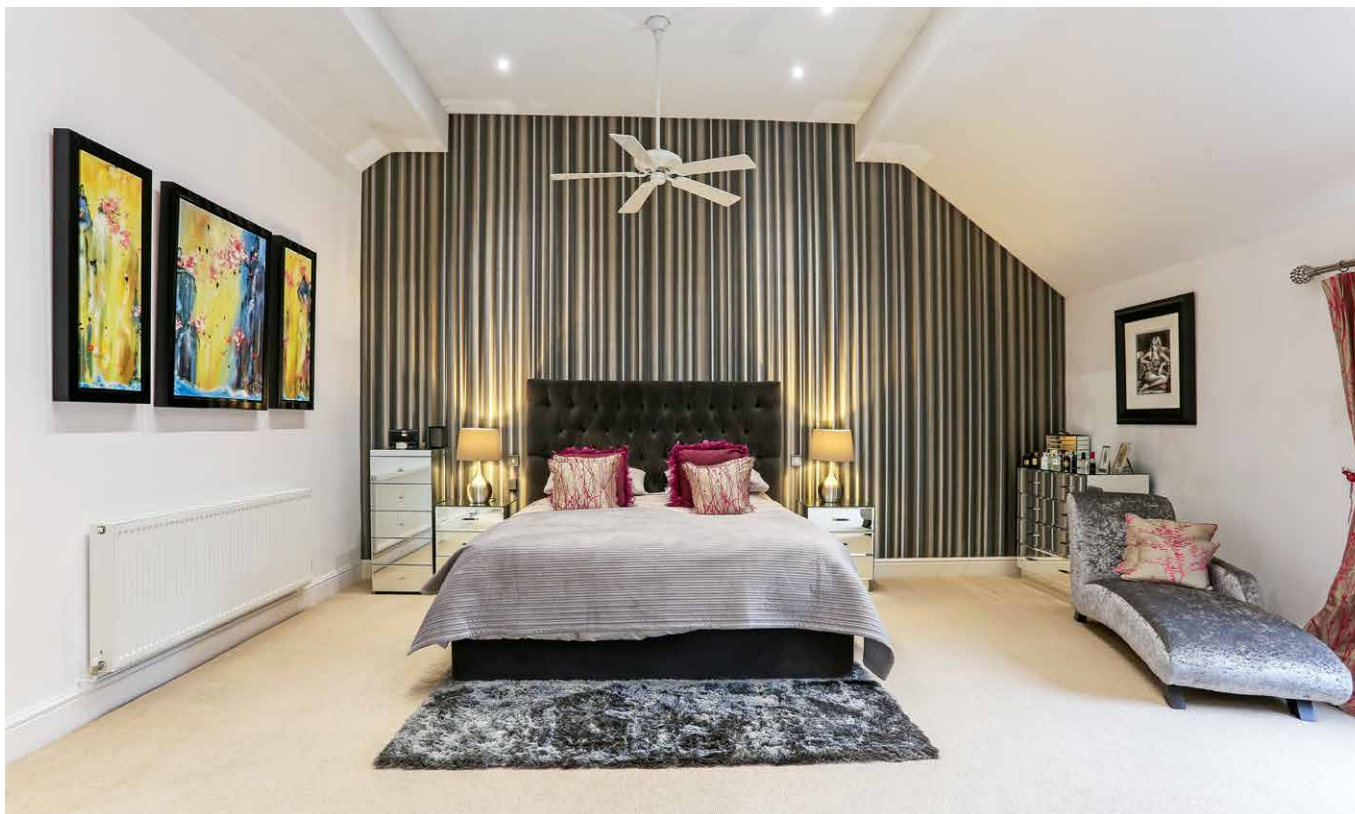
The accommodation is well organised providing spacious rooms. Entrance to the property is through electric gates via a large driveway which can accommodate numerous vehicles, along with a garage providing further parking or storage.

The spacious and bright hallway provides a warm welcome leading on to a large drawing room. The formal drawing room is bright with large windows to three sides, warmed by a

working open fire with feature stone surround. This in turn opens to a fully glazed dining area, enjoying delightful views onto the garden with door leading on to the patio area.

The bespoke Walnut kitchen is well appointed with a large range of wall, drawer and base units, integrated Miele microwave, two Miele fan ovens, Miele Nespresso machine, space for Fischer and Paykel American fridge freezer, Insinkerator and draining board and breakfast bar area. Off the kitchen is a useful utility room with further storage and space for appliances. To the front elevation the kitchen has a sitting area, this is a great space for entertaining. Completing the downstairs accommodation is a cosy snug and downstairs wc.

To the first floor the impressive principal bedroom suite has a vaulted ceiling and offers a true feeling of opulence. The en suite bathroom is generous in size fitted with a Duravit suite. Two further bedrooms benefit from en suite facilities along with access to a stunning balcony area with seating, ideal for enjoying the fabulous views. There are two further guest bedrooms and family bathroom.



Ravenstone is well positioned in a great sized plot with lawned areas surrounding to the front, side and rear, there are numerous terraces and landscaped areas with a range of mature plants and trees. To the rear there is the benefit of access to the 16th hole of the popular Mere Golf and Country Club.

SITUATION

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 is on the doorstep, famous for the annual Royal Horticultural Society show and a deer park and the area abounds in golf courses, leisure facilities and sports clubs. Ravenstone is well positioned, in a pretty semi-rural location, offering numerous extensive walks across open countryside.

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.



FLOOR PLANS

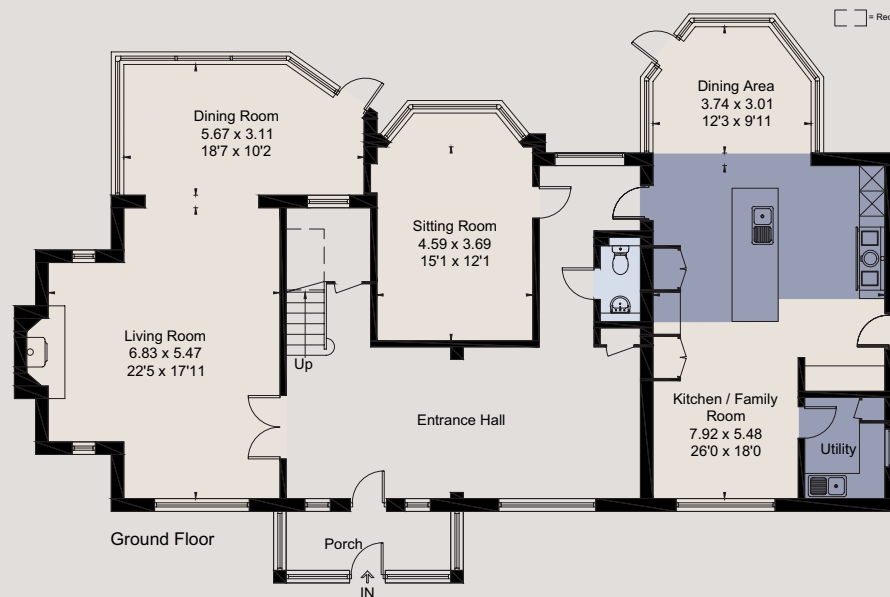
Approximate Area 336.2 sq m / 3619 sq ft

Garage 22.8 sq m / 245 sq ft

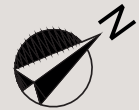
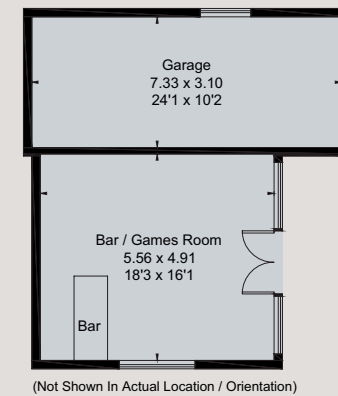
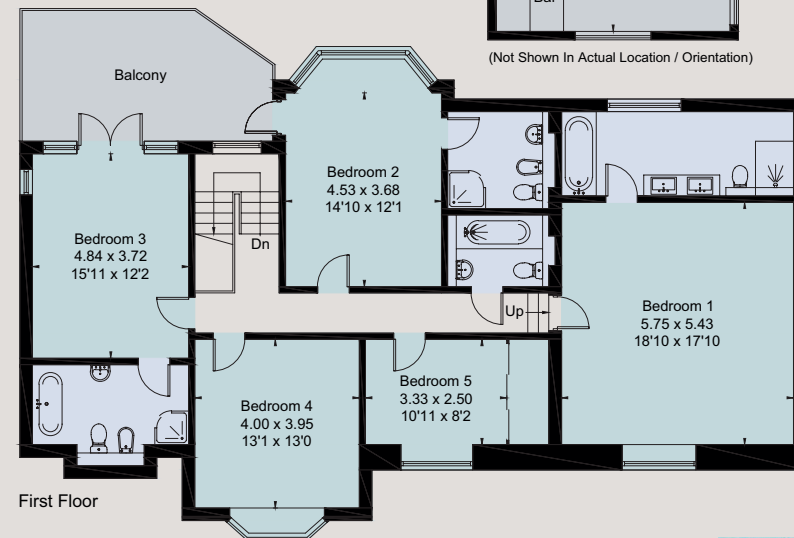
Bar / Games Room 27.2 sq m / 293 sq ft

Total 386.2 sq m / 4157 sq ft

Including Limited Use Area (4.3 sq m / 46 sq ft)



□ Reduced head height below 1.5m



SAVILLS KNUTSFORD

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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