

**KNUTSFORD**



**savills**





## LOCATION

Knutsford is a charming town within Cheshire. The town centre of Knutsford is totally unique and steeped in history, there are many wonderful boutique shops, cinema, restaurants and coffee shops.

The property has ease of access to 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 easy reach. Local rated schools include Knutsford Academy and Bexton Primary school.

In addition to these local amenities there is also beautiful surrounding countryside including Tatton Park which is fantastic for those who enjoy walking, cycling and horse riding. Further leisure facilities are available in the way of several nearby clubs, in particular Knutsford and The Mere Golf clubs.

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 making commuting to Chester, Warrington, Liverpool, Manchester and MediaCityUK easily accessible. Manchester International Airport and the city centre are also within close proximity. Knutsford and Wilmslow train stations have a regular service to Manchester and Stockport, linking to the main West Coast line for London.



A unique Scandinavian style detached home with integral two bedroom apartment and detached home office / leisure suite.









## DESCRIPTION

The property is situated in a wonderful position on the edge of the Legh Road Conservation Area, located on a quiet cul-de-sac sat on a large and incredibly private plot. The house was completed in 2007, unique Scandinavian style detached home with integral two bedroom apartment and detached home office / leisure suite. A huge amount of thought and design input has taken place in creating a truly stunning family home which has an extremely clever layout with versatile living accommodation over three floors.

The internal specification is exceptional with modern fittings, beautiful tiling and a fabulous modern kitchen. The kitchen forms part of the open plan living space and has been superbly equipped with a contemporary range of high gloss full-height cabinets and incorporates a huge central island plinth with breakfast bar in Corian incorporating the sink with mixer tap. High Quality integrated Miele appliances includes a fridge freezer, wine cooler, dishwasher, oven, hob and extractor hood, 2 dish heater ovens and steam oven. There are fabulous Zebrano doors and the windows are of the highest quality polyester powder coated aluminium.

From the drive the house has a gated entrance with wide steps up to the entrance and an attractive slate two-story façade. The oversized front door opens on to a magnificent split-level main living space, including a glass balustrade staircase leading to three different levels. The hall is dominated by a large central feature fireplace with steel hood and is open to the

main reception room, a lovely bright space with full height glazing on two sides overlooking the beautifully maintained gardens to the rear of the property. French doors open out to the side decks and lovely westerly views over the ornamental pond. Immediately adjacent is a large dining room, which also opens to the kitchen. The dining room has a pair of huge full-length glass doors leading down to the deck and garden and also gives access to the home office/leisure suite. Additional 4 bedrooms the half landing include 2 bedrooms with its own ensuite with windows overlooking the garden and a study/bedroom with ensuite spa and toilet and an additional bedroom, which overlooks the front. Also on this half level is a beautifully finished wet room with bronze tiling and walk-in shower, and comms room, which doubles as a secure panic room, having a separate telephone line and CCTV monitor and hard drive system.

The configuration of the main house is extremely flexible in terms of its bedrooms and including the adjoining apartment/annexe there could in all be seven bedrooms, but equally the layout works well with three bedrooms in the main house utilising bedrooms four and five as a second sitting room and study respectively and using separately the accommodation in the apartment. The main bedroom is a fantastic room accessed from its own glass balustrade staircase and enjoying a wonderful large ensuite bathroom with beautiful fittings and a magnificent bedroom area with a full wall of glazing overlooking the rear garden.





In addition, both of the main guest bedrooms enjoy en-suite facilities with equally stunning fittings.

The lower level hallway provides access to the triple garage, adjacent storeroom and also to a fabulous games room/ Cinema with store and utility off, as well as a further cloakroom with a WC.

At the rear of the property is a magnificent large split-level deck and tiered ornamental pond, running from the upper level of the garden. Additionally, the garden is equipped with extensive external lighting and a substantial formal lawn enclosed by mature trees and hedging.

To the rear of the garden is there is a detached garden room that could be used as a study or gymnasium with adjacent wc and store at the rear.













PRINCIPAL BEDROOM ONE





**PRINCIPAL BEDROOM TWO**





The integral apartment/annexe is accessed from the dining area of the main house and currently provides another lounge/dining area. Open plan modern kitchen with AEG appliances and an additional two bedrooms (one with en-suite).

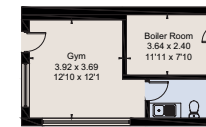


## FLOOR PLANS

**Approximate Area** 529.3 sq m / 5697 sq ft

**Outbuilding** 29.6 sq m / 319 sq ft

**Total** 558.9 sq m / 6016 sq ft (Including Garage)



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	80	82
	EU Directive 2002/91/EC	