

3 JACOBS WAY

PICKMERE, KNUTSFORD, CHESHIRE, WA16 0GZ



savills



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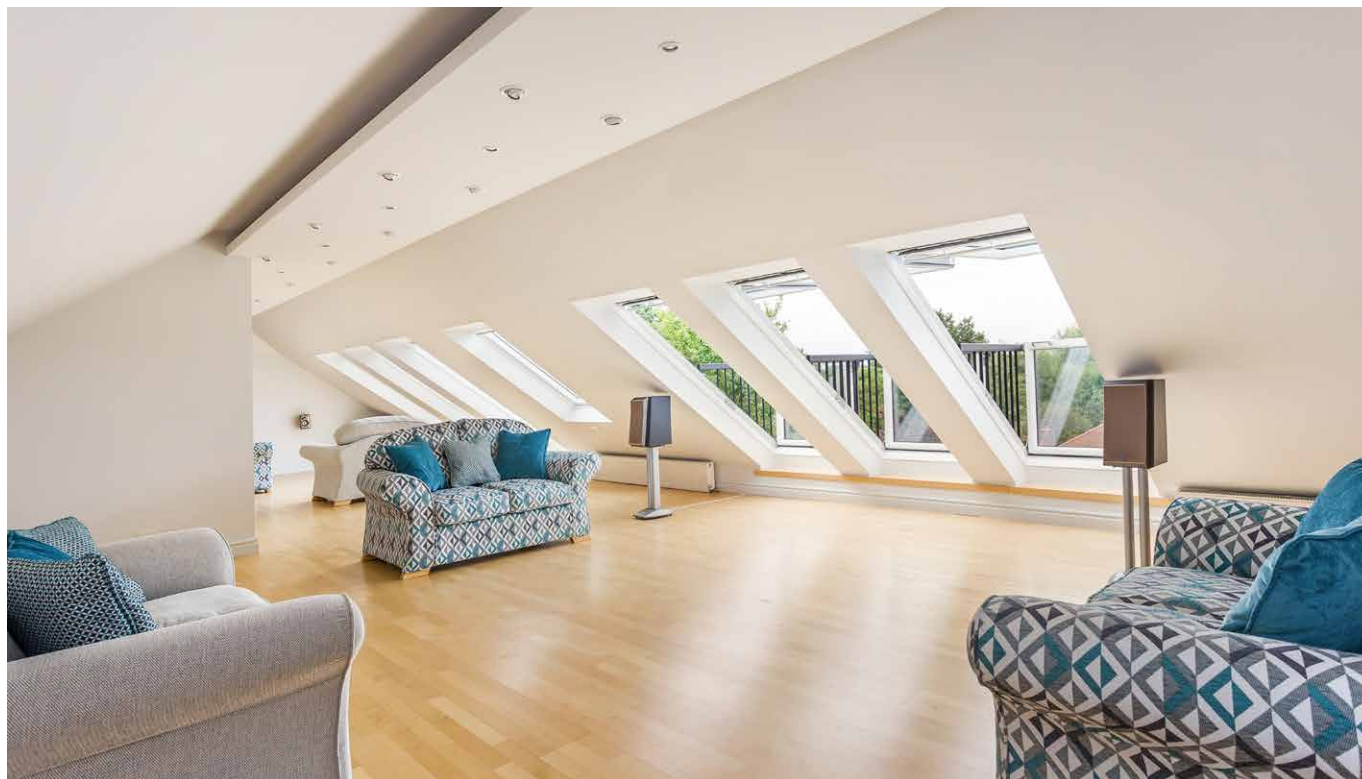
PICKMERE, KNUTSFORD, CHESHIRE, WA16 0GZ

Fabulous five bedroom home with views on to Pickmere Lake and open fields beyond.



Accommodation summary

Sitting room | Dining room | Home office | Snug | Garden room | Kitchen
| Utility | WC | 5/6 Bedrooms | 2 with en suite, 1 dressing room | Family
bathroom | Versatile second floor accommodation, living space/
bedroom | Double garage

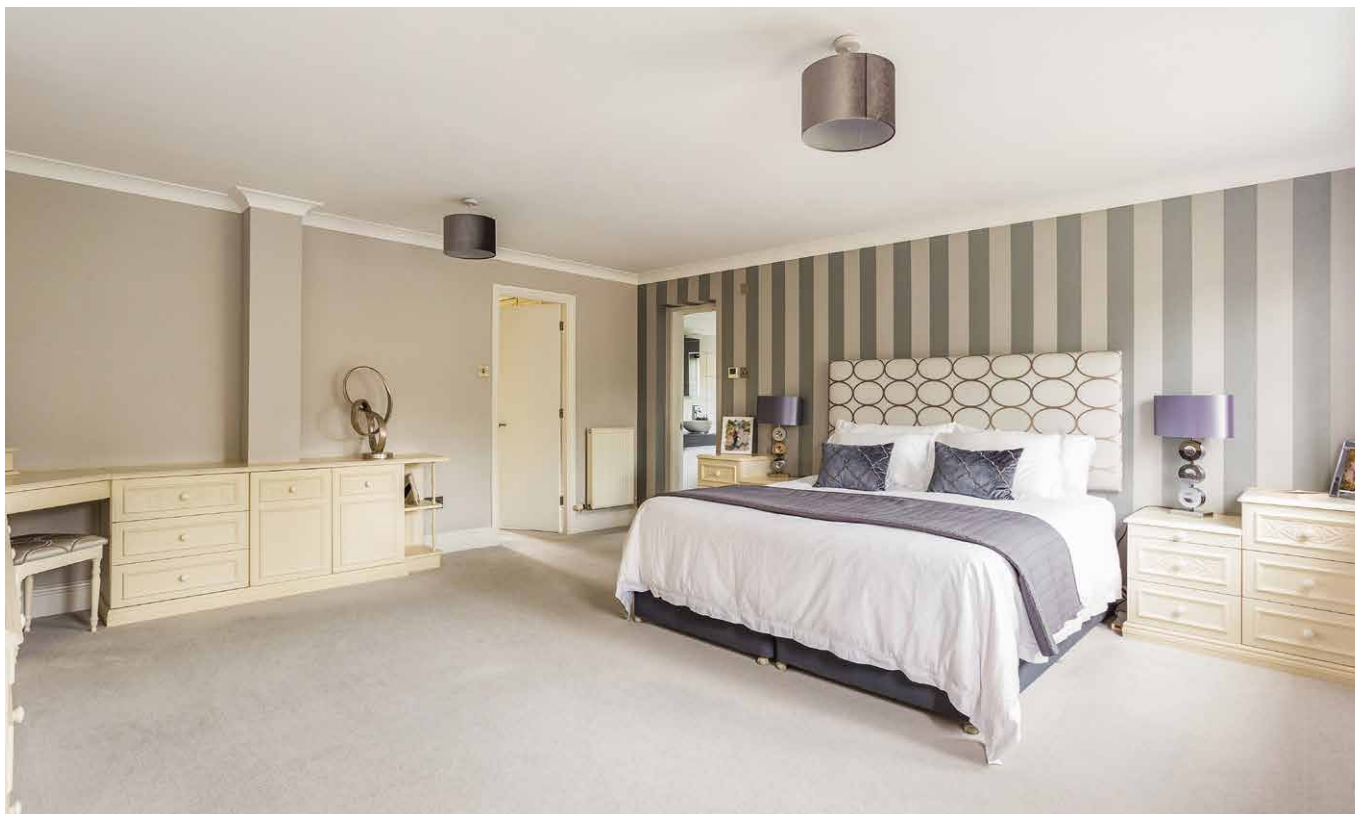


LOCATION

The property's situation is idyllic, located in the delightful village of semi-rural Pickmere, with views over Pickmere Lake. Beautiful country walks are to be had from the property's doorstep along with a lovely walk to the local Red Lion public house. Knutsford is around 7 miles away. Knutsford is a charming town within Cheshire. The town centre is totally unique and steeped in history, there are many wonderful boutique shops, cinema, restaurants and coffee shops.

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, Plumley and Lostock Gralam along with Wilmslow train station, all have a regular service to Manchester and Stockport, linking to the main West Coast line for London.

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 and The Grange School at Hartford, Cransley and Terra Nova School are all within easy reach. Local rated schools include Wincham and Great Budworth Primary. In addition to these local amenities there is also beautiful surrounding countryside including Jodrell Bank telescope and 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.



DESCRIPTION

This spacious home is positioned in a quiet cul de sac with views onto Pickmere Lake. The property is set back from the road with a large driveway and double integral garage, offering further parking or storage.

The impressive entrance reception hallway has attractive flooring and feature Oak and glass central staircase. There is a downstairs cloakroom located off the entrance hall along with a useful cloak cupboard. Double doors to the left-hand side open to a spacious sitting room with feature open fire place and brick chimney, this room opens to the formal dining room. The dining room has the benefit of patio doors opening to the attractive gardens. The extended kitchen is the heart of this family home and has been stylishly decorated. There is a large range of wall drawer and base units, high quality integrated appliances to include a

wine fridge and large Britannia cooker. There is a feature central island and separate seating area. One can enjoy the views onto the gardens from every angle. Off the kitchen is a large fully fitted utility room with access to the courtyard area and integral garage. Completing the downstairs accommodation is a study, cosy snug and a lovely garden room with access to the gardens and charming views onto the lake.

The first-floor accommodation is extremely generous in size. The principal bedroom suite has fitted drawers a separate dressing room and a large, luxurious en suite bathroom. The second bedroom also has the benefit of an en suite and is positioned to the front elevation. Three further bedrooms can be found to the rear, one currently used as a home office with appealing views onto the lake. Serving the bedrooms is a family bathroom suite.



Stairs lead up to second floor accommodation. This room is very unique, a tranquil and relaxing area spanning the width of the house. There is a kitchenette with fridge and sink, seating and fitted units. This is the perfect place to sit and enjoy the views onto the lake and fields beyond through the numerous Velux windows with feature balcony openings. This large space is extremely versatile and could be turned into a bedroom suite or annexe.

The outdoor space comprises an established garden which is predominantly laid to lawn with deep planted borders and shrubs with a variety of specimen trees. There is a flagged patio area also to the rear and side providing space for alfresco dining and numerous feature terrace areas. There is a useful storage area to the side for kayaks and other outdoor equipment for those who enjoy water sports on the lake or to simply store garden furniture and coal when required.



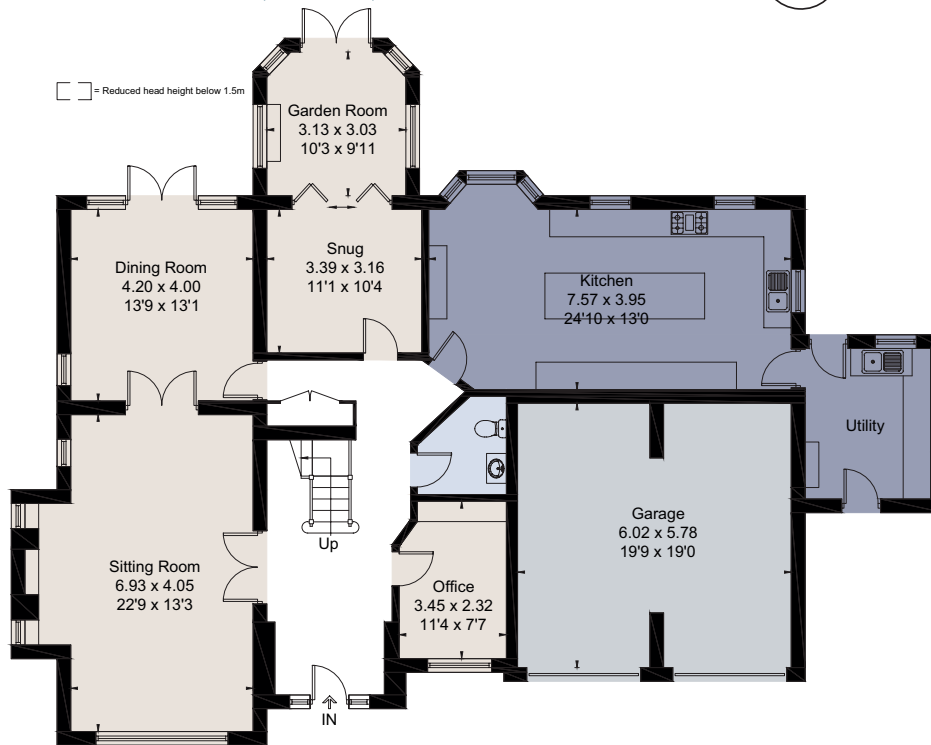
FLOOR PLANS

Approximate Area 361.3 sq m / 3889 sq ft

Garage 34.8 sq m / 374 sq ft

Total 396.1 sq m / 4263 sq ft

Including Limited Use Area (10.4 sq m / 112 sq ft)



Ground Floor

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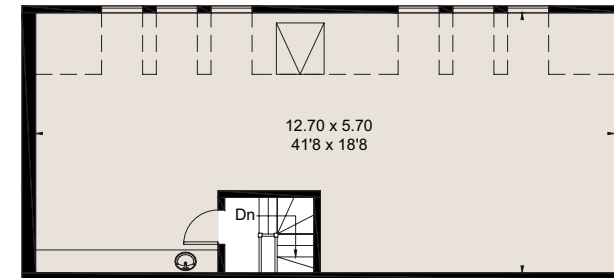
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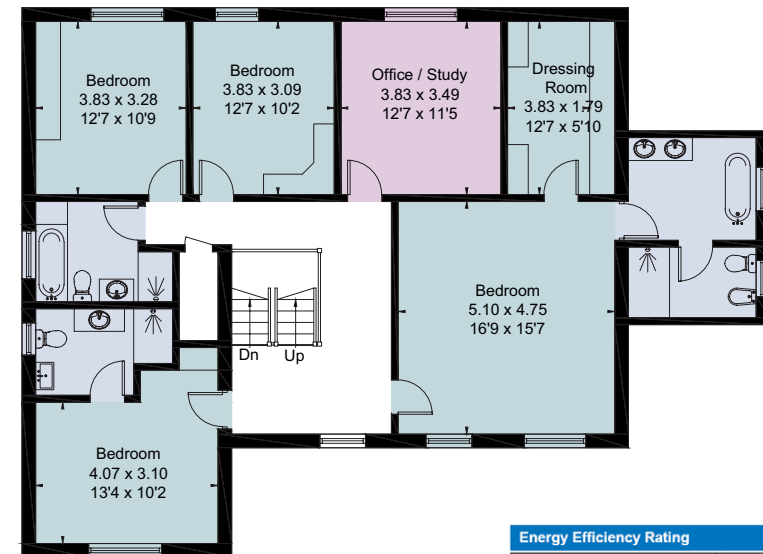


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Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	75
EU Directive 2002/91/EC			