



savills



THE LIMES

CHELFORD ROAD, KNUTSFORD, CHESHIRE, WA16 8NN

THE LIMES

CHELFORD ROAD, KNUTSFORD, CHESHIRE, WA16 8NN

Private gated new build A rated, 4-bedroom eco home in the heart of Knutsford. Situated in an extremely sought-after location on the edge of the Legh Road Conservation area.





DESCRIPTION

This is an exciting and rare opportunity to purchase a state-of-the-art turnkey A rated home, extending to over 3700sqft with a southwest orientation.

The property is set back in a quiet and secluded position and is entered through a private gated entrance before opening onto a resin driveway. There is parking for four vehicles including an integrated garage with an EV fast charging point. The two large cantilever overhangs along with impressive floor-to-ceiling Scandinavian glazing and charred timber cladding will give an appearance like no other in the immediate area.

With a strong focus on sustainable living this property will deliver high biodiversity gains therefore lowering the CO2 emissions above and beyond requirements of any new build. The home will be automated throughout allowing full control and customisation of the air source heating, solar photovoltaic panels, lighting, and security.

The ground floor has been designed with an open plan feel, giving flow from one room to another enabling the rooms to be adaptable for modern day living and entertaining. The entrance hall will provide an impressive feel with its double height ceiling with a contemporary staircase and picture windows giving a sense of space and light. The kitchen, pantry, utility and boot room benefit from hand painted Sheerin Bespoke furniture.

Four well-proportioned bedrooms all with the benefit of Lusso en suite bathrooms on the first floor with the inclusion of Sheerin Bespoke cabinetry and storage space. The main bedroom is positioned overlooking a sedum roof garden along with the formal garden. Floor-to-ceiling glazing will allow light to pour through the room.



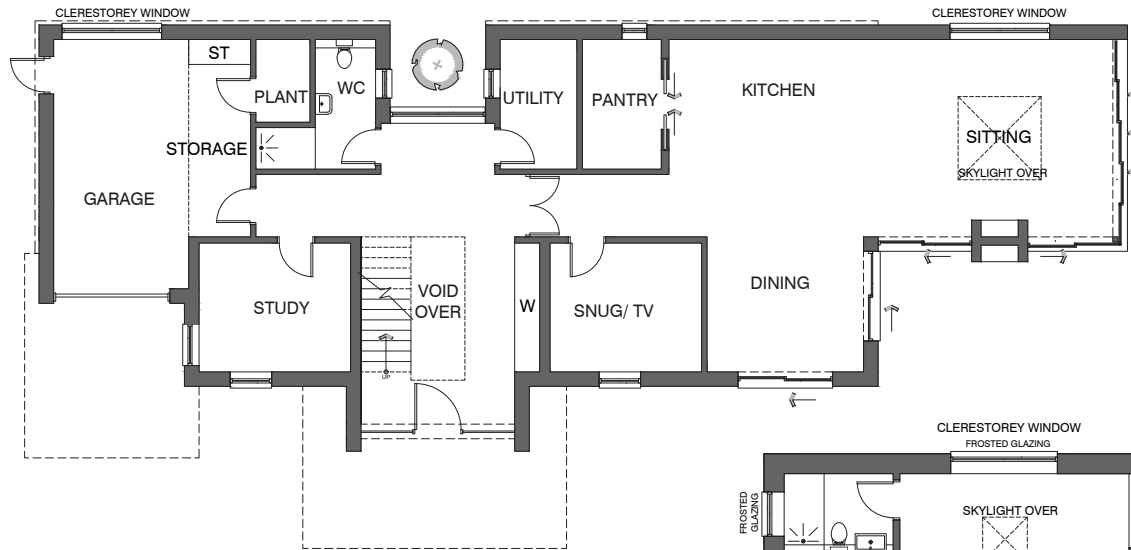
The outdoor space offers lawn area to the front and side with large porcelain patio areas to the rear which incorporates an outdoor fireplace. An extensive landscaping plan with over 160 trees and plants will offer something truly unique to this property giving a tranquil and private environment to relax in.

LOCATION

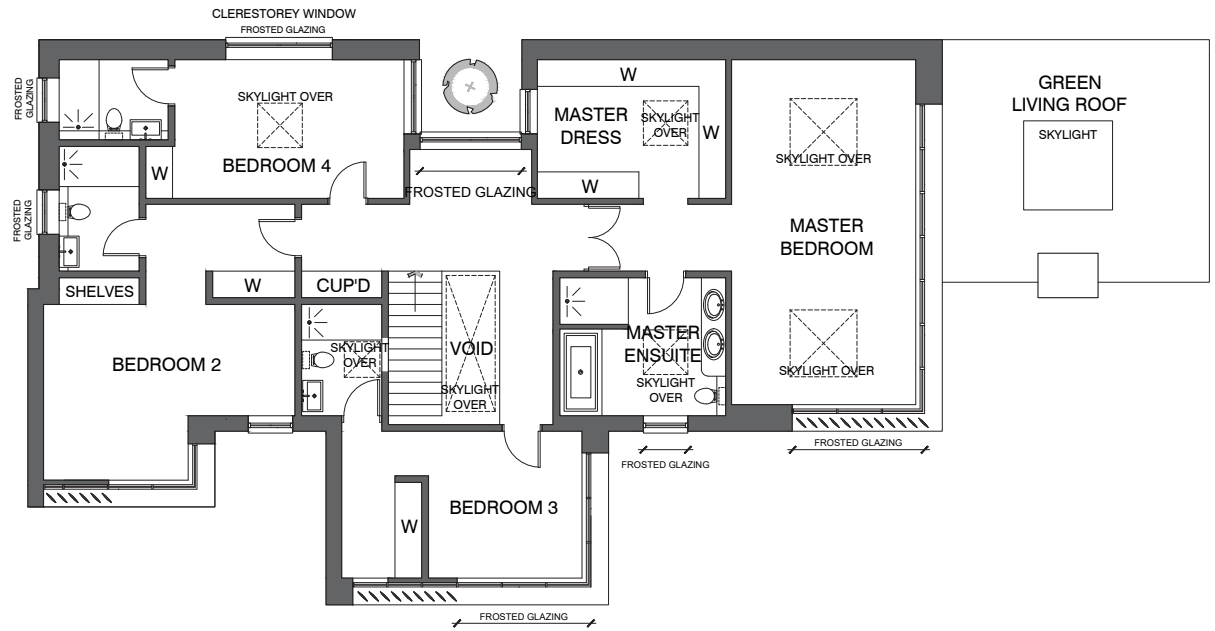
Knutsford is a charming town within Cheshire. The town centre of Knutsford is totally unique and steeped in history, there are many wonderful boutique shops, cinema, restaurants and coffee shops. The property has ease of access to excellent educational facilities with a great selection of schools in 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. 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.





GROUND FLOOR



FIRST FLOOR



SAVILLS KNUTSFORD

35/37 Princess Street,
Knutsford, WA16 6BP
knutsford@savills.com
01565 632618

savills.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 220802EM Brochure by fourwalls-group.com. More details can be found under planning ref: 21/6308M. All images are CGI (artist impressions only)