



EXTENDED 5-BEDROOM 2,400 SQ FT HOME WITHIN EXCLUSIVE TREE-LINED ENCLAVE

7 MERE COURT,
CHELFORD, MACCLESFIELD, CHESHIRE SK11 9EB

Freehold

savills



SITUATED ON A QUIET CUL DE SAC IN A SOUGHT-AFTER LOCATION CLOSE TO VILLAGE AMENITIES

7 MERE COURT, CHELFORD, MACCLESFIELD, CHESHIRE SK11 9EB

Freehold

5 bedrooms ♦ 3 bathrooms ♦ 2 reception rooms ♦ open plan kitchen/dining/family room ♦ fitted utility room ♦ galleried landing ♦ integral garage ♦ fully enclosed landscaped gardens ♦ EPC rating = C

Situation

Chelford Station: 0.4 miles; Alderley Edge: 4.4 miles; Knutsford: 4.6 miles; Wilmslow Town Centre: 6.7 miles; Macclesfield: 7.3 miles; Manchester Airport: 10.7 miles; Manchester city centre: 18.7 miles.

The village of Chelford has a renowned butchers and a convenience store for general day-to-day needs whilst Alderley Edge, Knutsford and Wilmslow provide a comprehensive range of specialist shops, quality supermarkets and a full range of facilities. The village railway station has a regular 33-minute service to Manchester city centre, while Wilmslow train station offers a 1 hour 51-minute service to London Euston. There are two well regarded country pubs nearby; The Egerton Arms (which also has a deli) in the village and The Dog at Peover.

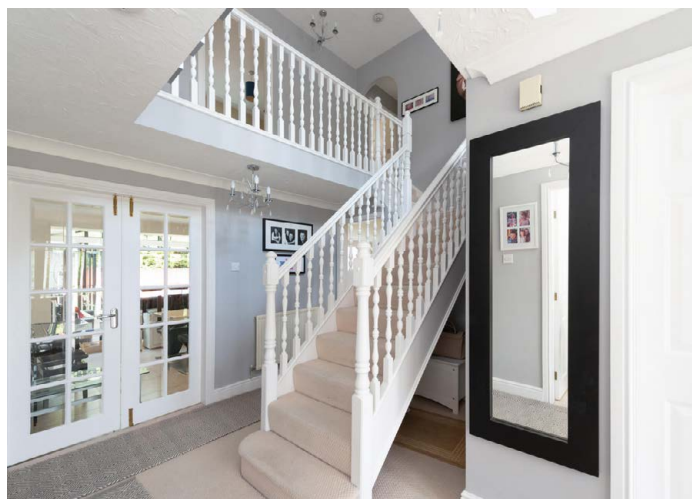
There are a choice of two public sector primary schools nearby; Chelford C E Primary School is 0.3 miles away and Peover Superior Primary School is 1.8 miles away and rated outstanding by Ofsted. Terra Nova School, The Ryleys and Alderley Edge School for Girls are within easy reach and at senior level Kings School Macclesfield whilst Wilmslow and Knutsford provide secondary education in the public sector. Many of Manchester's premium schools have coaches from the area.

Golf courses abound in the area, livery yards are close by and there are excellent leisure clubs and facilities. Access to the north-west's commercial centres via the M6, M56 and M62 may be picked up from Knutsford or Holmes Chapel and the A34 provides a direct route to Manchester.

Description

Constructed in 1998, Mere Court is an exclusive tree-lined enclave of just 12 attractive properties situated only moments from Chelford village centre.

No. 7 is an elegant detached family home which has recently been the subject of a significant programme of modernisation, extension and remodelling. The works have resulted in a spacious home extending to over 2,400 Sq Ft in total which is now perfectly designed for modern family day to day living and entertaining. Upon entering the property the impressive reception hall with central staircase makes a lasting first impression.



There are two spacious formal reception rooms off to the left; an 18ft living room with French doors onto the gardens and a separate play room/study with a bay window enjoying a pleasant front aspect.

Also opening off the central reception hall is the exceptionally spacious open plan kitchen/dining/family room which serves as the informal hub of the home, extending to 26ft with part vaulted ceiling and bi-fold doors opening to the garden patio. The excellent levels of natural light are aided by the apex glass window and rooflights, which are fitted with automatic rain sensors. The space is also equipped with underfloor heating, a welcome addition in the winter months.

The stylish kitchen by Magnet includes a variety of white gloss units with both wall and base storage and two larger cupboards, complemented by Corian worktops. An expansive central island affords plenty of food preparation space and allows for informal dining. Integrated appliances are by premium brand AEG and include a double oven, fridge/freezer and induction hob. Further space for appliances is possible in the adjacent utility room.

The five bedrooms are arranged together around a magnificent galleried landing, with loft access and an airing cupboard for linen storage. All of the bedrooms enjoy excellent natural light and fitted storage. The master bedroom is a particular highlight with its walk-in closet and en suite shower room with tiling and suite by Porcelanosa. In addition, there is a family bathroom with separate bath and shower, again with tiling and suite by Porcelanosa along with a further en suite shower room which serves bedroom two.

A good-size tarmac driveway provides ample off-street parking, with further space available within the integrated garage. There is an open plan lawned garden to the front with shrubs and trees.

The fully enclosed and partly walled rear gardens enjoy a high degree of privacy. Within the garden there are two stone-paved patio areas angled to catch the morning and evening sun, whilst mature trees provide an attractive backdrop. The lawn is inset with a sunken trampoline and there is a wooden shed for storage.

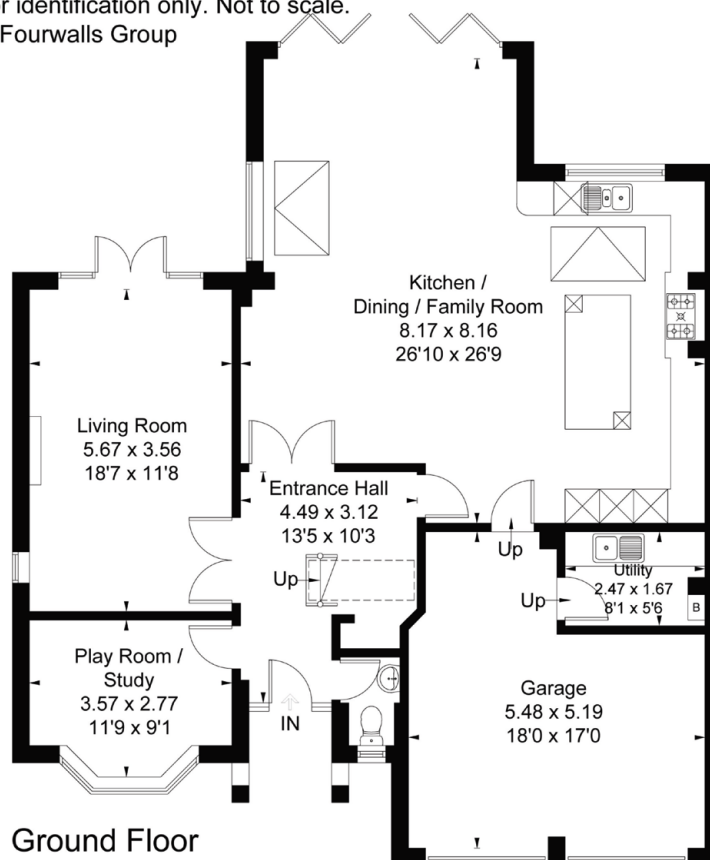
Viewing:

Strictly by appointment with Savills



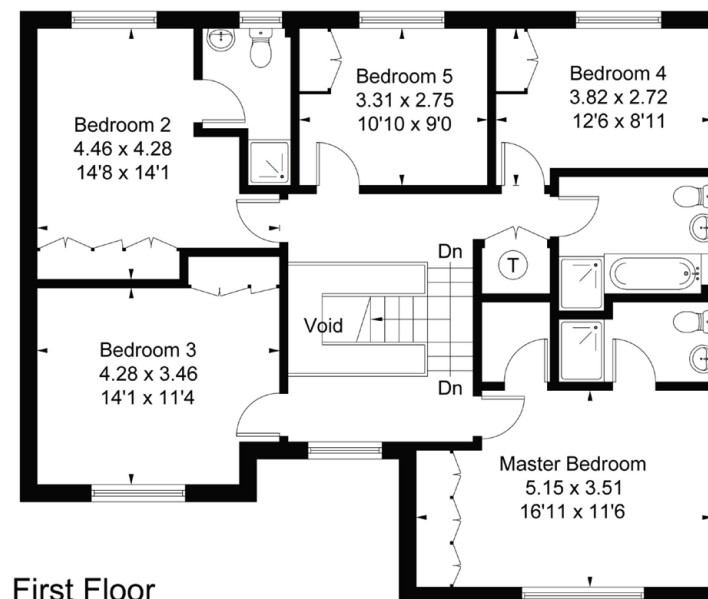


Approximate Area = 201.7 sq m / 2171 sq ft (Excluding Void)
Including Limited Use Area (2.4 sq m / 26 sq ft)
Garage = 23.7 sq m / 255 sq ft
Total = 225.4 sq m / 2426 sq ft
For identification only. Not to scale.
© Fourwalls Group



Ground Floor

Area = 104.8 sq m / 1128 sq ft
(Limited Use Area = 2.4 sq m / 26 sq ft)
Garage = 23.7 sq m / 255 sq ft



First Floor

Area = 96.9 sq m / 1043 sq ft (Excluding Void)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 232916

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. 91026030 Job ID: 132492 User initials: AT- Photographs taken May 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Savills Wilmslow

Andrew Thorpe
wilmslow@savills.com

01625 417450

savills.co.uk