

Oakleigh

Knutsford

£1,195,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Oakleigh

Knutsford

Council Tax band: G

Tenure: Freehold

Services (NOT TESTED): All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: C

Total Floor Area: 2585 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Impressive Detached Residence with No Chain
- Highly Desirable Cul-De-Sac Setting
- Located off Prestigious Legh Road
- Approaching 2,600 Sq.ft. of Accommodation
- Impressive Dual Aspect Living Room with Log-Burner
- Extended Dining Kitchen with Further Potential
- Fabulous Principal Bedroom with Feature Glazing
- Generous Sized Private Rear Garden with Decking
- Integral Double Garage & Sizeable Driveway
- Further Scope to Reconfigure or Extend (STPP)









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No Chain. An impressive and substantial four double bedroom, three bathroom extended detached home, beautifully tucked away within a highly desirable cul-de-sac just off prestigious Legh Road. Approaching 2,600 sq.ft. approx. of well-appointed and particularly versatile accommodation, the property is further enhanced by a generous sized private rear garden, large private driveway and integral double garage, making it an outstanding family home.

Situated on Oakleigh, a well-regarded residential cul-de-sac bordering the prestigious Legh Road Conservation Area, the property enjoys an enviable position close to what is widely recognised as Knutsford's premier residential address. Legh Road is renowned for its exceptional homes, mature surroundings, and highly sought-after setting, while a number of neighbouring properties have been comprehensively redeveloped or significantly extended in recent years, creating an increasingly impressive enclave of outstanding residences.

The home has been thoughtfully updated and enhanced over recent years, with highlights including a striking galleried entrance hall, fabulous principal bedroom with Juliette balcony set within a feature window, well-appointed family bathroom, stylish downstairs shower room and a superb dual-aspect living room with log burner.



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The extended dining kitchen forms the heart of the home and provides an excellent space for everyday family life and entertaining. There is also exciting potential, subject to the necessary planning consents, to open the kitchen into the adjoining family room, creating a generously proportioned open-plan living, dining and kitchen space overlooking the rear garden - further enhancing an already impressive day-to-day living environment.

Upstairs, the light-filled galleried landing is a real focal point and provides access to four generous double bedrooms, three of which benefit from fitted wardrobes. The principal bedroom is particularly impressive, featuring a striking feature window, Juliette balcony and en-suite shower room. The remaining bedrooms are served by a stylish family bathroom with twin wash basins.

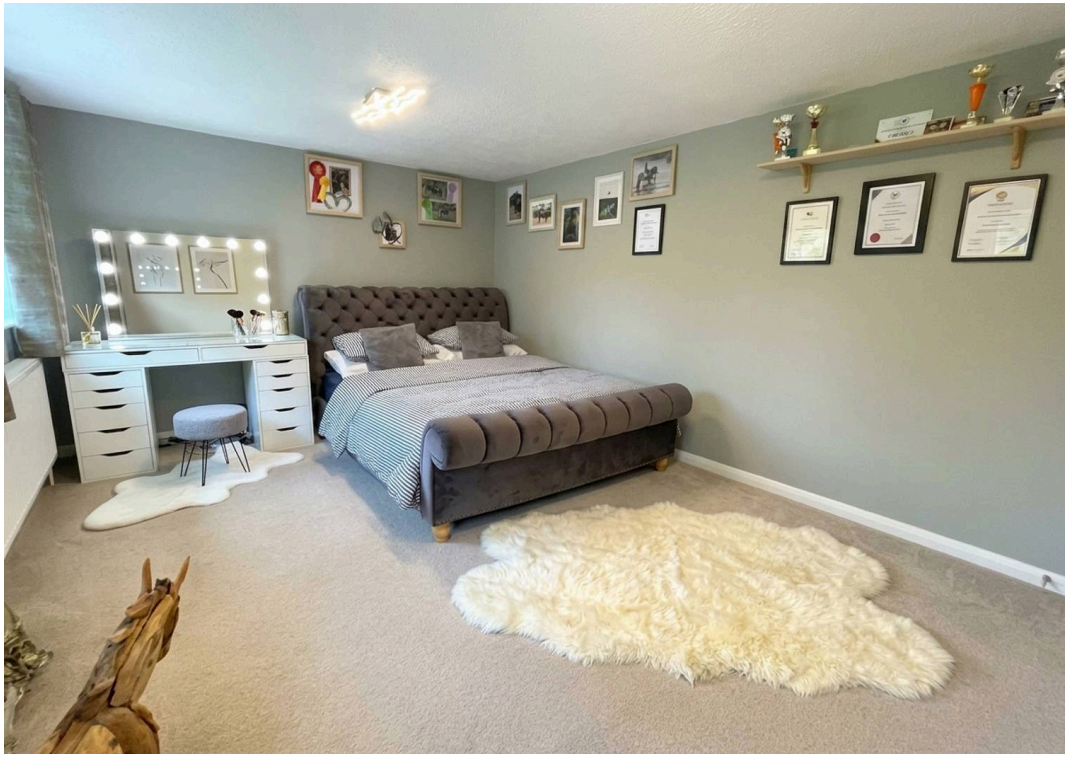
Externally, the property is approached via a substantial private driveway providing excellent off-road parking and leading to the integral double garage. To the rear, the generous and well-maintained garden enjoys a high degree of privacy, providing an attractive setting for outdoor entertaining, relaxation, and family life.

This is an exciting opportunity to secure a substantial and highly versatile detached home in an elite and exceptionally sought-after Knutsford location, with the added benefit of considerable scope to further reconfigure and extend, subject to the necessary planning consents.



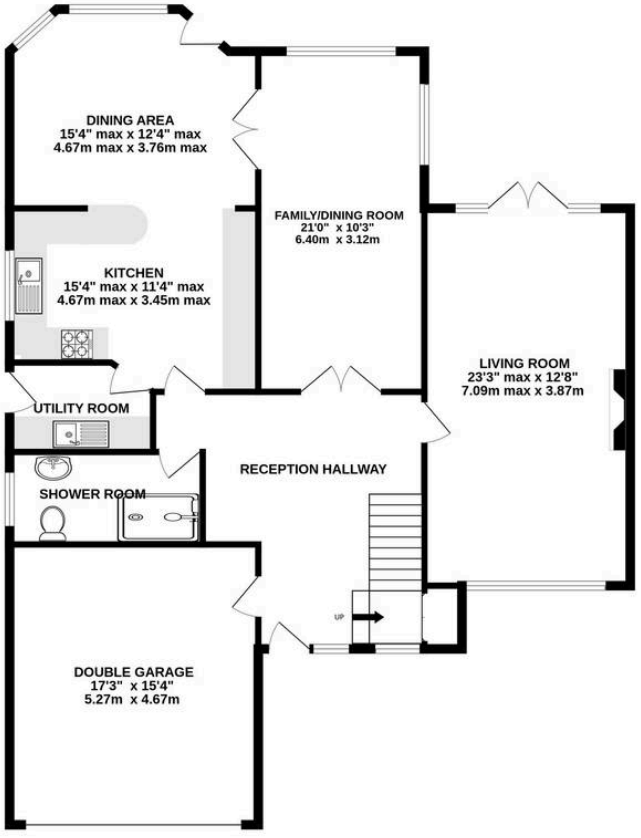




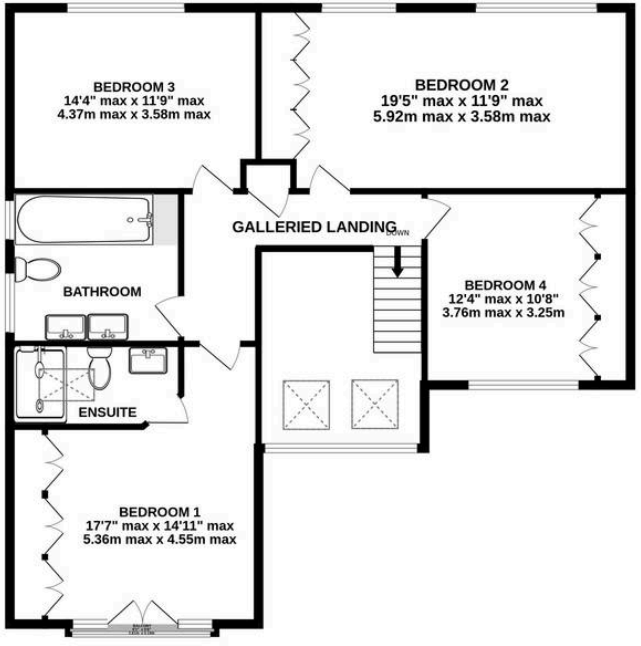




GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.



1ST FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 2585 sq.ft. (240.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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