

Stuart Rushton & COMPANY

Fluellin House Ash House Lane, Little Leigh - CW8 4RG

£799,995

























Fluellin House

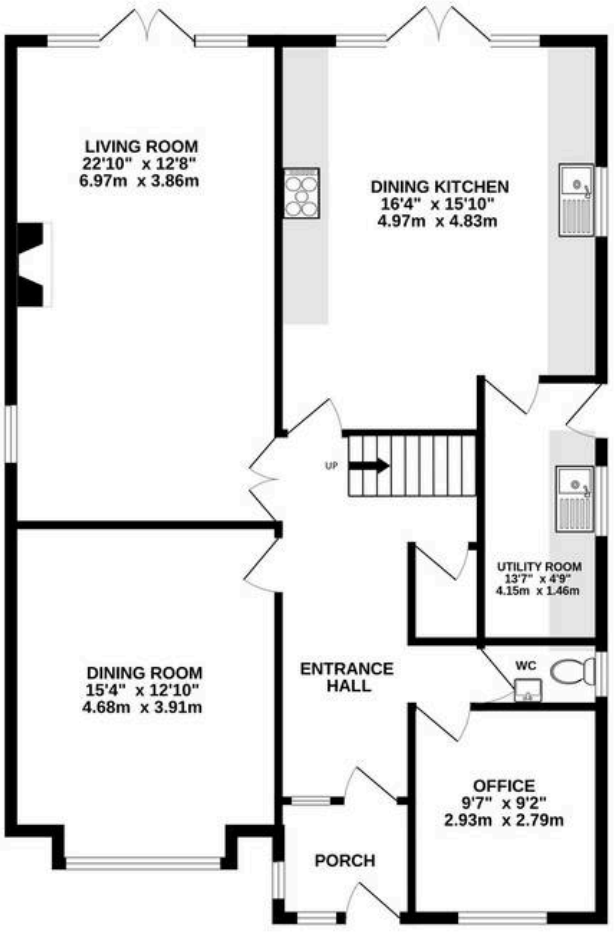
Ash House Lane, Little Leigh

A spacious four-bed detached home with countryside views, landscaped gardens, three receptions, double garage, and summer house. Quiet semi-rural setting near top schools and transport links.
Council Tax band: G
Tenure: Freehold
EPC Energy Efficiency Rating: D

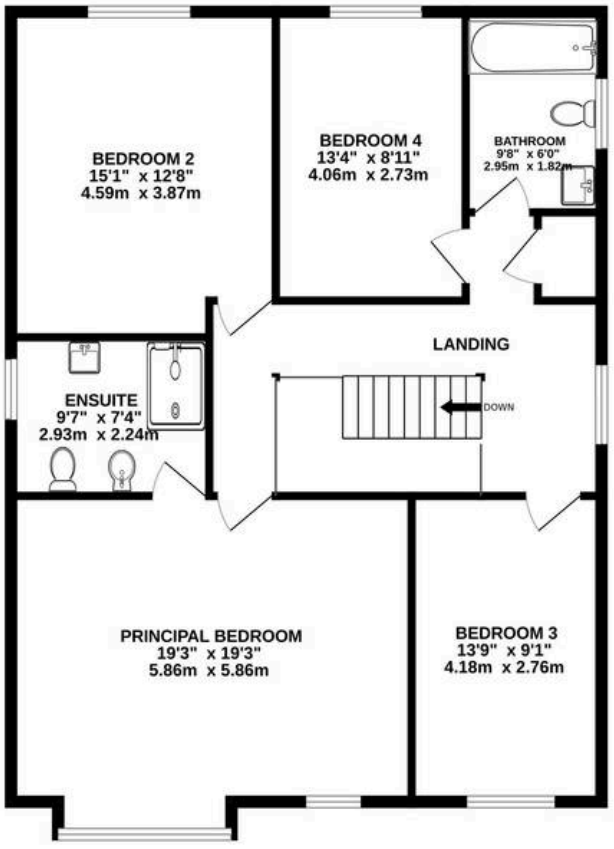
- Beautifully presented four-bedroom detached family home extending to approximately 2,223 sq ft in a sought-after semi-rural Cheshire location.
- Spacious layout with three reception rooms, dedicated home office, dining kitchen, utility room and versatile accommodation for modern family living.
- Stunning south-facing landscaped gardens with porcelain terraces, mature planting and a wildlife meadow enjoying open countryside views.
- Detached double garage with adjoining summer house, ideal as a workshop, home office, gym, studio, additional storage or a sunny spot for coffee, lunch or cocktails.
- Galleried landing with access to the generous principal bedroom with en suite shower room, complemented by three further double bedrooms and a stylish family bathroom.
- Large private driveway providing extensive off-road parking for multiple vehicles, with excellent kerb appeal and a welcoming entrance.
- Peacefully positioned on Ash House Lane between Little Leigh, Comberbach and Antrobus, close to highly regarded schools and village amenities.
- Excellent commuter location with easy access to Acton Bridge station, Delamere Forest, the A49, M56, M6, Stockton Heath and Knutsford.



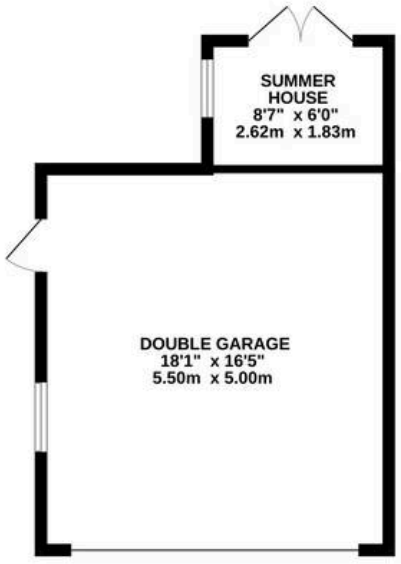
GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 2569 sq.ft. (238.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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