

Marston
Knutsford



Guide Price £1,395,000

Andrew J Nowell
& Company



Marston, Seven Sisters Lane, Knutsford, WA16 8RL

An individually designed detached country property standing in large mature gardens with over 4,000 square feet of living accommodation.

- Reception Hallway
- 5 Bedrooms
- Triple Garage with living area above
- Large Gated Driveway

Marston is an exceptional detached home completed in 2002, combining elegant design with high-quality finishes throughout. The property offers beautifully presented accommodation ideal for modern family living, with spacious reception areas and stylish interiors.

At the heart of the home is a superb open-plan living dining kitchen with bespoke painted cabinetry, granite worktops, integrated appliances and limestone flooring. A magnificent drawing room features oak flooring, a traditional fireplace with log burning stove and bi-folding doors opening onto the garden. The ground floor also includes two further reception rooms, a utility room, cloakroom/WC and an impressive entrance hall with staircase leading to a vaulted galleried landing.

The first floor provides an outstanding principal suite with dressing room and luxurious bathroom, alongside four further well-proportioned bedrooms, two shower rooms and a beautifully appointed family bathroom.







A set of wooden gates open onto a sweeping shingle driveway with extensive parking and access to a triple garage with a versatile room above, ideal as a home office, gym or games room, with potential for conversion into additional accommodation.

The private gardens are a particular feature, with established trees, lawns, mature planting and a large decked entertaining area. Situated in a charming semi-rural position, the property is well placed for countryside walks, excellent local amenities and easy access to Knutsford, Alderley Edge, Wilmslow, Manchester Airport and the motorway network.

Important Information

Council Tax – Band H

EPC Rating – E (48/54)

Tenure – Freehold

Heating: LPG Fired Central Heating & Air Source heat pump

Services: Mains Electric & Water, Drainage via sewage treatment plant.

Parking: Driveway & Garage

What 3 Words – [///recount.cackling.shopper](http://recount.cackling.shopper)

Flood Risk*: Very Low risk of flooding

Broadband**: Ultrafast Broadband Available

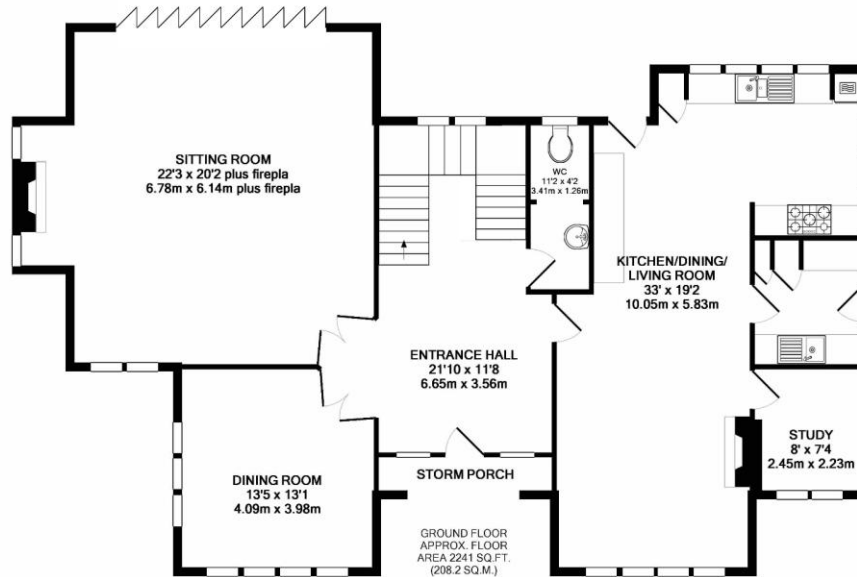
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Vodafone). Limited Indoor Coverage.

* Information provided by GOV.UK

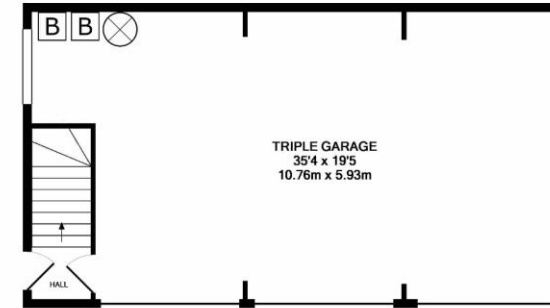
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



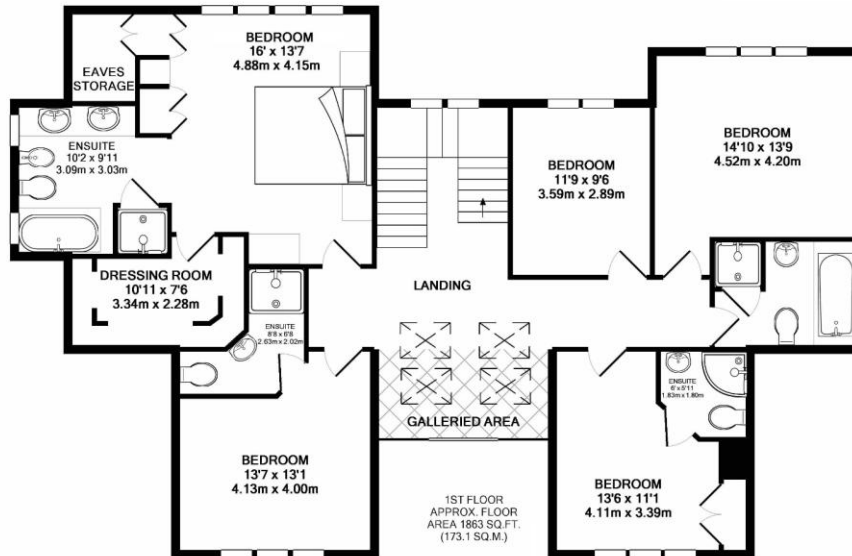


GROUND FLOOR
APPROX. FLOOR
AREA 2241 SQ.FT.
(208.2 SQ.M.)

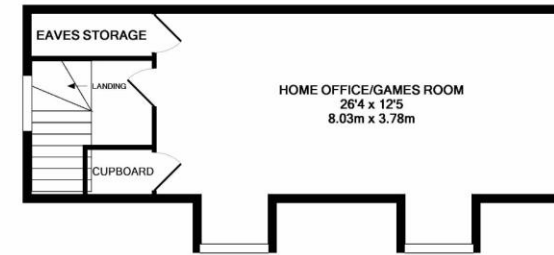


TRIPLE GARAGE
35'4 x 19'5
10.76m x 5.93m

TOTAL APPROX. FLOOR AREA 4105 SQ.FT. (381.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 1863 SQ.FT.
(173.1 SQ.M.)



HOME OFFICE/GAMES ROOM
26'4 x 12'5
8.03m x 3.78m

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