





Asking Price £2,795,000

Features

- No Chain
- 5,300 sqft extending to 6,259 sqft
- Heated Indoor Swimming Pool
- Detached Double Garage
- Principal Bedroom with Dressing Room and Four Piece Ensuite
- 0.69 Acres
- Seven Bedrooms
- Backs onto 13th Tee of Mere Golf Course
- External Entertainment Area with Pizza Oven
- Freehold



Juniper Hill is well presented and offers a private home behind electric gates in a beautiful setting overlooking the 13th Tee of The Mere Golf Course. This well-appointed family home sits well back from the road with 0.69 acres of well-manicured gardens and boasts a fabulous outside entertainment area. Juniper Hill is a substantial executive property boasting over 5300 sqft of well-proportioned accommodation which further extends to 6,259 sqft including garaging and the external entertainment area.

Internally there is a bright entrance hall with access to a formal lounge with stunning 19th century marble fireplace, dining room, downstairs cloakroom and open plan kitchen living area with breakfast island, and access to the sun room, sitting room, utility room and indoor heated swimming pool with changing rooms and plant room, as well as



General information

- Tax Band:	H
- Sqft:	5300.00 sq ft
- Plot:	0.69 acre(s)
- Bedrooms:	7
- Bathrooms:	4
- Postcode:	WA16 0TE



patio doors opening onto the rear garden and also secondary staircase leading to the first floor. To the first floor, there is the principal bedroom with four piece ensuite and dressing room, which overlooks mere golf course. There are also a further 6 bedrooms with 2 ensuites and family main bathroom.

Externally the property sits in private manicured grounds with electric gates to main road, a double garage with electric doors, ample off road parking and a stunning open entertainment area with fitted base unit with integrated gas hobs, oven, pizza oven, fridge and sperate wood burning stove. Perfect for hosting. Finally there are ample lawned areas and gated access onto the golf course.

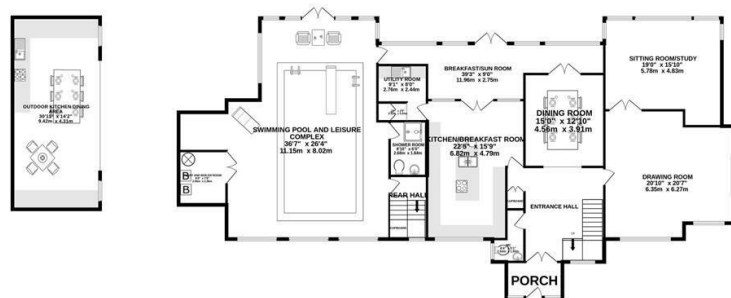
Viewings are strongly advised to appreciate this stunning and private accommodation within one of the most sought after locations of Knutsford.



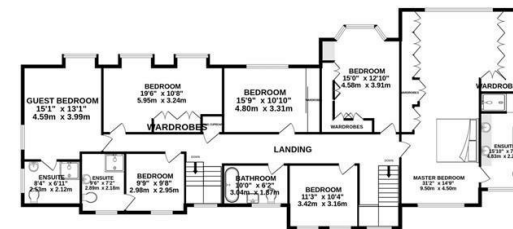




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 5300sq.ft. (492.4 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

