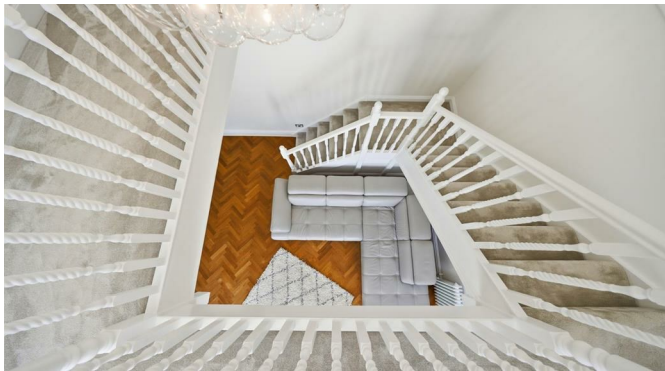






Guide Price £2,250,000



Features

- An Exceptional Country Residence of approximately 6,500 sq ft
- Discreetly positioned behind electric gates and with beautiful manicured grounds
- Offering an outstanding balance of scale, privacy and flexibility
- Spectacular Principle Suite with Private Staircase
- Air Conditioning to the Majority of Rooms
- Extensive Parking
- Detached Gym



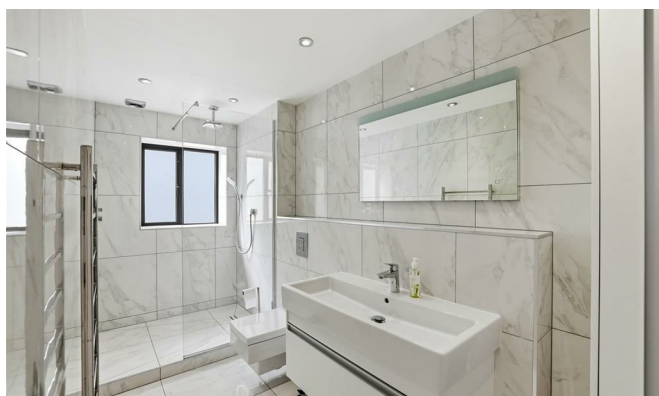
Allstock Grange is an exceptional country residence extending to approximately 6,500 sq ft, discreetly positioned behind electric gates and set within beautiful manicured gardens.

The breathtaking open country views hide its proximity to the boutique market town of Knutsford, and its accessibility to the motorway network and Manchester International Airport.



The property combines generous family living, elegant entertaining space and real versatility, offering an outstanding balance of scale, privacy and flexibility. A striking galleried reception hall creates an immediate sense of arrival and forms the natural centrepiece of the house. From here the principal living spaces flow easily, balancing refined reception rooms with generous open-plan areas suited to both everyday family life and larger-scale entertaining. At the heart of the home is a magnificent bespoke hand painted kitchen and family room. Granite work surfaces, a substantial central island and a full range of integrated appliances are complemented by a welcoming seating area centred on a Stûv log-burning stove. Wide sliding doors open directly onto the rear terrace, creating a seamless link between the interior and the gardens beyond. Adjoining the kitchen is a formal dining room ideal for entertaining, while a separate sitting room enjoys attractive garden views and direct access outside. A dedicated study provides an excellent home-working space. The ground floor also demonstrates the property's remarkable flexibility. Two generous double bedroom suites offer adaptable accommodation that can serve as guest quarters, private space for older children, a self-contained work-from-home arrangement or rooms for visiting family and friends. A dedicated cinema room adds another lifestyle dimension, while a utility room, cloakroom and boot room ensure everyday practicality is equally well served.





The principal suite occupies a particularly privileged position. A vaulted ceiling enhances the sense of space, and doors open onto a private balcony with views across the gardens and surrounding countryside. The suite includes a substantial dressing room and a beautifully appointed bathroom with freestanding bath, twin basins and a separate shower. Uniquely, it benefits from its own private staircase connecting directly to the ground floor, delivering a level of privacy and independence rarely found in homes of this calibre.

A further four double bedrooms are arranged in a separate section of the first floor. These include a guest suite with en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom. Externally, the property is approached through a walled entrance with electrically operated gates that open onto an extensive gravel driveway. This provides ample parking and access to the gym. Beautifully maintained grounds and expansive lawns create a strong sense of privacy and seclusion, while the broad stone terrace offers the perfect setting for outdoor dining and entertaining against a backdrop of countryside views.

With almost 6,500 sq ft of carefully appointed accommodation, exceptional entertaining space, dedicated leisure facilities, extensive private grounds and the flexibility to adapt as family needs change, Allostock Grange is a rare combination of space, privacy and lifestyle.



GROUND FLOOR



1ST FLOOR



Middlewich Road | Knutsford



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E	44	
35-43	F		
2-34	G		
Not energy efficient - higher running costs			
		62	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
10-47	A		
48-73	B		
74-100	C		
101-130	D		
131-152	E		
153-177	F		
178-235	G		
Not environmentally friendly - higher CO ₂ emissions			