



*jordan fishwick*

'Newhaven' Mill Lane, Mobberley, Knutsford  
Guide Price £1,200,000



## Newhaven, Mill Lane, Mobberley, WA16 7HX

Guide Price £1,200,000



A beautiful detached four bedroom family home with large gardens and private driveway, adjacent to open fields, situated on Mill Lane in Mobberley providing superb access to all of this popular village's amenities and benefiting from a short drive to the larger market town of Knutsford.

This desirable property has undergone extensive re-modelling and re-furbishment by the current owners and offers well thought out and spacious family friendly accommodation, whilst being located in a most delightful and peaceful setting on the edge of the village.

The accommodation briefly comprises; Large Entrance Vestibule, Reception Hall with Cloakroom, stylish Kitchen / Dining Room with feature double sided log burner. Large Utility Room, Lounge with double sided feature Log Burner which opens to a Family room and 2nd Utility Room/Boot Room.

To the first floor there are four bedrooms, the master benefiting from a luxury en-suite, with the family bathroom completing the internal specification.

The property is accessed via a private driveway with parking for several cars, having lawned areas to either side and a mature hedge creating privacy from Mill Lane. To the rear and side are extensive gardens with attractive terraces adjacent to the conservatory, and to the very rear corner a useful storage building.





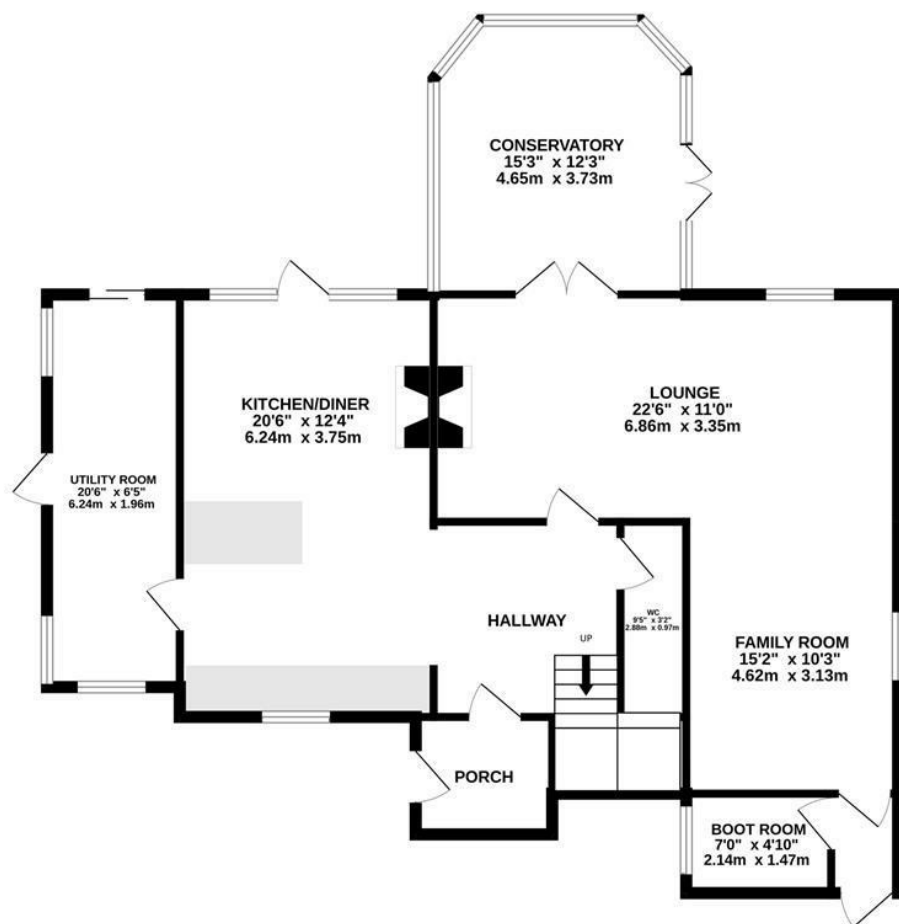
- Detached Family Home
- Extensively Re-Modelled and Re-Furbished
- Extensive Gardens
- Four Bedrooms, Master En-Suite and Family Bathroom
- Kitchen / Dining Room with Log Burner
- Lounge, Family Room and Large Utility
- Edge of Village Location.



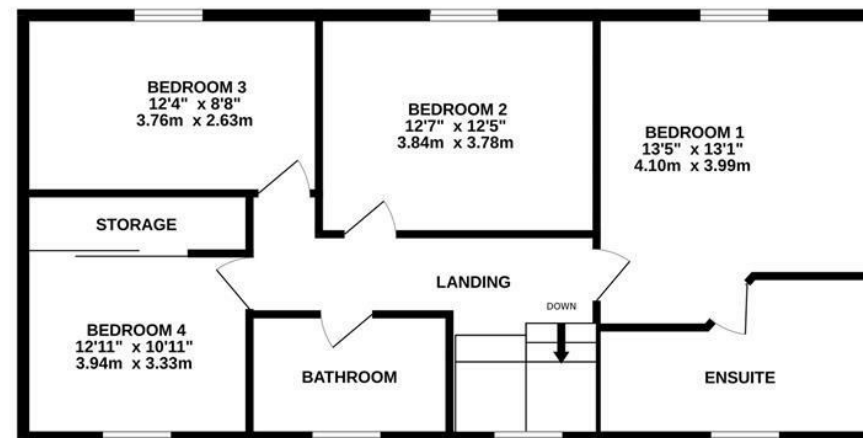
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |
|                                             |         |                            |



## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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