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Knutsford | Cheshire | WA16 8QN

£2,999,500

MONOPOLY
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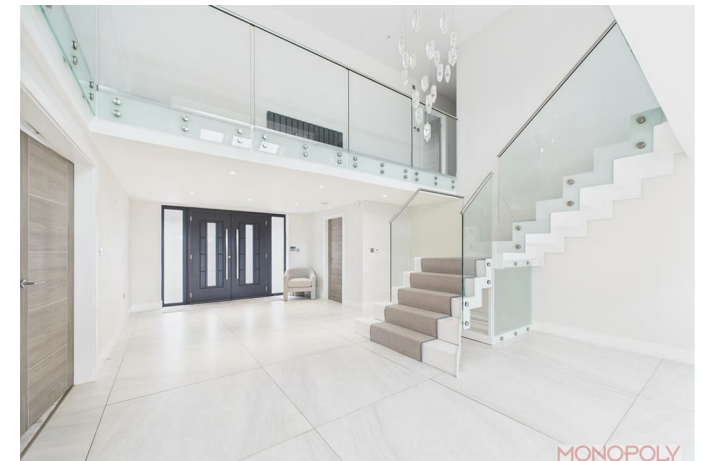


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A very impressive, contemporary, 5 large bedroom, 5 bathroom property. Located on the very sought after Goughs Lane, one of Knutsford premier roads, on the edge of Legh Road conservation area. The front door opens into a fabulous, large, open plan entrance hall with striking staircase, family living, kitchen and dining with two sets of bi-fold doors onto the garden. There is also a more formal reception room, games room with bi-fold doors onto the garden, gym, utility and downstairs toilet to the ground floor. Once upstairs there are 5 double bedrooms with 4 en-suite plus a family bathroom, the principal bedroom is an enviable suite with a beautiful bathroom and a fabulous dressing room plus balcony overlooking the garden and fields beyond. The property benefits from having electric gates opening onto a spacious driveway, lovely large rear garden with open fields beyond.

- A fabulous 5 bedroom, 5 bathroom contemporary house
- Sought after, prestigious location
- Striking, very large open plan hallway, living/family, kitchen and dining room
- Stunning principal bedroom suite with large bathroom and wonderful dressing room
- Electric gates onto spacious driveway
- Large lawned garden with farmland beyond



Entrance Hall

27'11" x 16'10" (8.53 x 5.15)

Double grey front doors opening into the fabulous large entrance with contemporary staircase with glass balustrade. Double doors to the formal living room, the gym and downstairs toilet. Huge impressive open plan hallway, kitchen, dining room, family room, games room. Striking large floor tiles throughout.

Formal reception/cinema room

23'1" x 16'9" (7.05 x 5.12)

Generous room with large glazed windows/doors with glazed panels either side to the front, and double doors to the games room and a second set to the hallway. Brand new carpet, feature fireplace, 2 storage cupboards.

Open plan Kitchen/Family

36'1" x 23'7" (11 x 7.19)

Stunning very generous, open plan kitchen and family area, which is open plan to the hallway and dining room area as well as the games room. Immediately adjacent to the family area there are 4 panel bi-fold doors that open out to the rear garden. Between the family and the dining area there is a half wall with large tv and contemporary fire beneath. The Kitchen has a wide range of high gloss, white, wall and base units with an enormous island facing the family area. The island has a hob with large pan drawers beneath and to the opposite side there are two wine coolers and space for breakfast bar stools. The wall of units to the rear has full size, individual fridge and freezer, a pull out unit and a row of cookers including 2 siemen ovens, a microwave plus warming drawer. Double moulded sink with Quooker tap. There is picture window to the side. Door to the utility.

Utility

22'10" x 7'7" (6.97 x 2.32)

Large range of wall and base units to match the

kitchen. Space for washing machine and dryer, built in second full height fridge. Grey sink, tiled floor, external door to the side of the property.

Dining Area

Open plan at the centre of the house, 4 door bi-fold doors lead out to the garden, continuation to the tiled flooring, double height ceiling with 6 velux style windows set in the sloped ceiling.

Games Room

24'10" x 15'11" (7.59 x 4.87)

Opening from the dining area, 4 bi-fold doors to the garden with double doors to the formal living room. Continuation of the floor tiles.

Gym

18'1" x 14'2" (5.53 x 4.32)

Sliding doors to the front garden with glazed panels either side. Doors to the boilers x 2 and hot water tank. Black floor.

Downstairs Toilet

7'4" x 5'3" (2.24 x 1.62)

Oversized wash hand basin with storage beneath, toilet, 2 windows with opaque glass. Continuation of the tiles from the hallway.

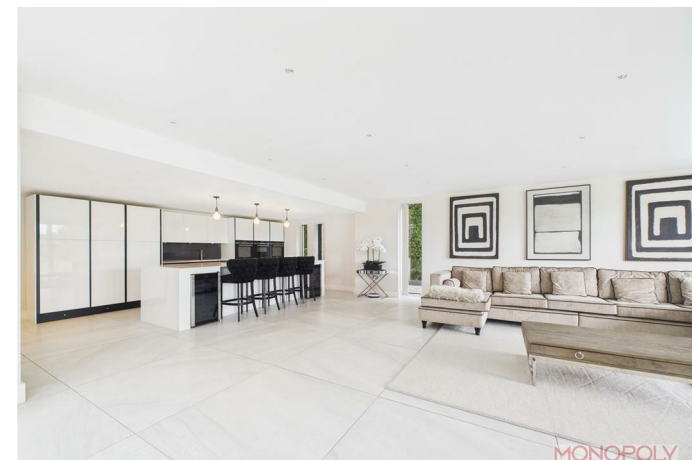
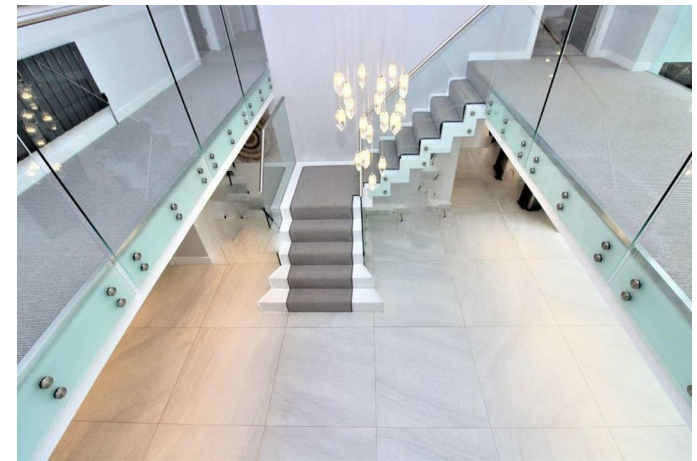
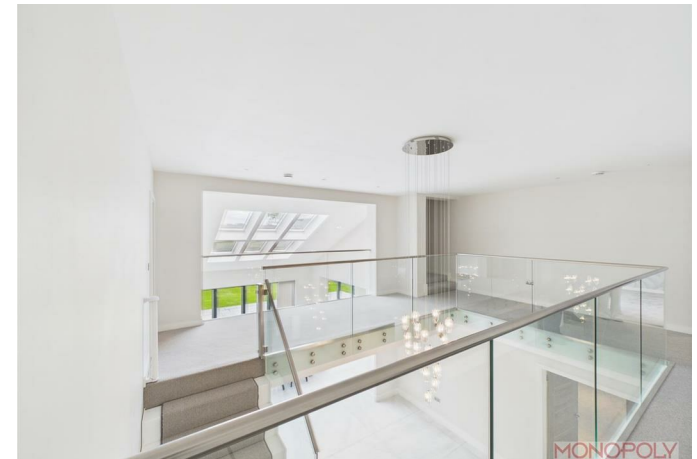
Gallery Landing

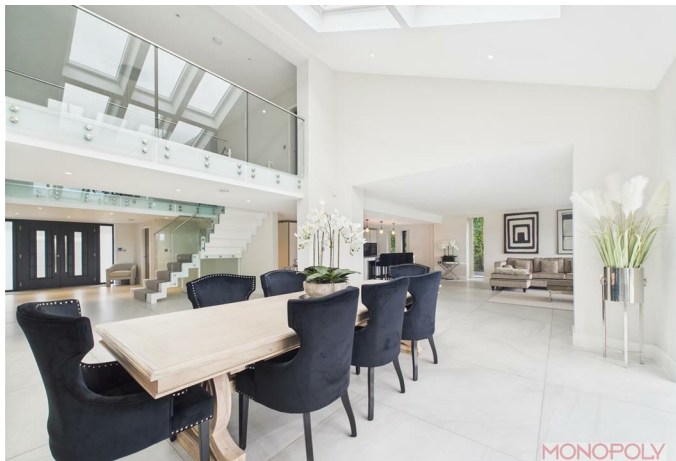
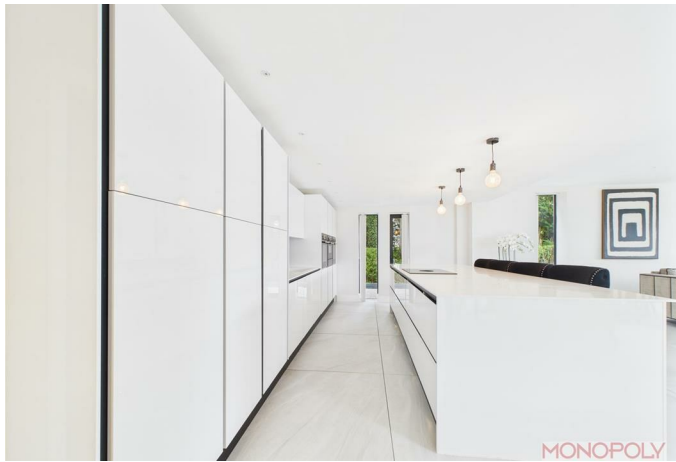
Possibly the most striking feature of this fabulous house, is the wonderful staircase leading up to the stunning galleried landing with glazed balustrade to 3 sides with the rear section over looking the dining room, with roof windows above. Doors to all the 5 bedrooms the family bathroom with second door to the principal bedroom and storage cupboard.

Principal Bedroom Suite

38'7" x 20'10" including bathroom & dressing room (11.77 x 6.37 including bathroom & dressing room)

Enter into this extremely impressive bedroom suite





from either side of the landing. One door enters directly into the bed area, the other into an entrance with the dressing room to the left. The bedroom area alone measures 6.34 x 4.81 and has a fabulous wall of glazing overlooking the garden with doors to the centre, these doors open out onto the balcony. Carpeted flooring, doors to the en-suite. Carpeted flooring.

Principal En-Suite

15'4" x 10'6" (4.69 x 3.22)

Fabulous very large en-suite with freestanding bath and taps, walk in shower, two wash hand basins with storage drawer and toilet. Tiled floor with step down to the shower and bath, majority walls tiled.

Walk in Dressing Room

16'4" x 11'9" (4.99 x 3.60)

Wonderful dressing room with automatic lighting. Huge range of built in wardrobes on either side with a mixture of hanging, storage and drawers. Laundry shoot to the utility room. Two windows and vertical radiator to the far end. Carpeted flooring.

Guest Suite

17'4" x 15'11" (5.29 x 4.86)

Generous bedroom with glazed wall over looking the garden with doors that open as a Juliet balcony. Door to the en-suite bathroom. Carpeted flooring.

Guest Suite Bathroom

10'6" x 6'5" (3.22 x 1.98)

Lovely bathroom with double ended bath with central taps, double wash hand basin with storage beneath, shower cubicle with hand held and over head showers and toilet. Pitched ceiling, window, majority tiled.

Bedroom 3

15'7" x 11'7" (4.75 x 3.54)

Double bedroom with sliding door to the front, carpeted flooring, door to the en-suite.

Bedroom 3 En-suite

11'6" x 7'2" (3.52 x 2.19)

Good sized en-suite with walk in shower, oversized wash hand basin with storage beneath, toilet. Majority tiled.

Bedroom 4

16'6" x 17'1" (5.05 x 5.23)

Large double bedroom with sliding door to the front, carpeted flooring. Door to the en-suite.

Bedroom 4 En-suite

Oversized wash hand basin, shower cubicle and toilet. Partly tiled.

Family Bathroom

10'3" x 7'5" (3.13 x 2.27)

Yet another fabulous bathroom with sloped ceiling and roof window to the front elevation. The suite comprises: a freestanding bath with central waterfall tap and handheld microphone showerhead, large shower cubicle, oversized wash hand basin with storage beneath and toilet. Tiled walls and floor.

Bedroom 5

12'5" x 12'0" (3.79 x 3.67)

Double bedroom with sliding door to the front. Carpeted flooring.



Front Garden and Driveway

Grey pedestrian gate plus double electric gates opening onto a large gravelled front driveway, narrow lawned areas to sides and in front of the formal living room.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

KEY FACTS FOR INFORMATION

The key material information for Top House can be seen via the web links from which ever property portal the property is viewed.

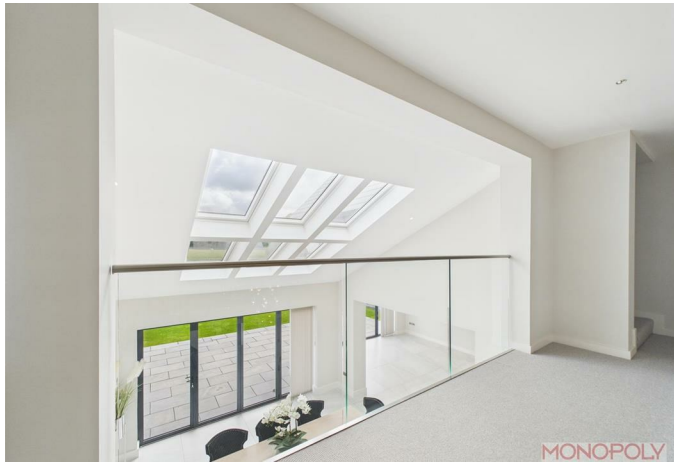
Additional Information

Now vacant...The virtual tour was created prior to the





current owners leaving...Gas Central Heating...No onward chain...





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| Energy Efficiency Rating | | Current | Future |
|---------------------------------------------|---------------------------------------------|-------------------------|--------|
| | Very energy efficient - lower running costs | | |
| | (92-100) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (48-54) E | | |
| | (35-47) F | | |
| | (21-34) F | | |
| | (1-20) G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 81 | 84 |

| Environmental Impact (CO ₂) Rating | | Current | Future |
|-----------------------------------------------------------------|-----------------------------------------------------------------|-------------------------|--------|
| | Very environmentally friendly - lower CO ₂ emissions | | |
| | (10-15) A | | |
| | (16-20) B | | |
| | (21-25) C | | |
| | (26-30) D | | |
| | (31-35) E | | |
| | (36-40) F | | |
| | (41-45) F | | |
| | (46-50) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |











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