



TOTAL APPROX. FLOOR AREA 1614 SQ.FT. (150.0 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

Made with Metropix ©2020



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An extended and smartly presented four bedroom equestrian property, with over 4 acres of beautifully maintained paddock land, a large range of outbuildings and a floodlit menage, occupying a superb rural position on the edge of the Arley Hall estate, enjoying magnificent open views.

GENERAL DESCRIPTION

The Paddocks occupies a superb, rural position close to the charming village of Antrobus set within OVER 4 acres of grounds mostly comprising of mature flat paddocks and boasting a fantastic variety of timber framed stables and storage as well as a 40' x 20' all weather menage.

The house is smartly presented throughout offering well balanced accommodation over two floors comprising of a kitchen and adjoining dual purpose open reception space plus a separate sitting room, four bedrooms including three good sized doubles and a bathroom. There is an integral garage and parking for two cars to the front of the house with additional parking accessed from the lane for larger vehicles.

ENTRANCE HALL

A light and spacious central hallway with double glazed door with side windows to the front, exposed wooden flooring and stairs leading to the first floor. Door to the :

LOUNGE

16'8 x 13'11 (5.08m x 4.24m)
A spacious reception room with a double glazed window to the front, a large central fireplace with a stone surround and hearth housing a cast iron wood burning stove and exposed wooden flooring throughout.



KITCHEN

10'3 x 10'3 (3.12m x 3.12m)
Fitted with a matching range of Shaker style cream coloured cabinets with wooden worktops over incorporating a peninsula island and a twin bowl Belfast style sink with a mixer tap as well as five ring gas burner hob with a stainless steel cooker hood above. Integrated double electric oven, dishwasher, 3/4 height fridge. Part tiled walls, tiled floor and opening into:



DINING AREA

17'3 x 9'8 max (5.26m x 2.95m max)
With double glazed French doors leading out onto the rear garden and separate rear facing window, tiled floor through out. Opening into :

SITTING ROOM

11'10 x 10'2 (3.61m x 3.10m)
With double glazed French doors with side windows to the rear garden and exposed wooden flooring throughout.



REAR HALL

Part glazed stable door to the rear garden, internal door to the kitchen/ dining room. Tiled floor and integral door to the the;

GARAGE

18'8 x 9'11 (5.69m x 3.02m)
A spacious integral garage with electric roller doors to the front and built in counter with cabinets below to the rear with space and plumbing for a washing machine. and tumble dryer and a single drainer stainless steel sink unit , wall fixed central heating boiler.

WC (LOCATED OFF THE REAR HALL)

With low level WC, wall hung wash hand basin with chrome splash back, chrome towel radiator and tiled floor.

FIRST FLOOR LANDING

With access to loft.

MASTER BEDROOM

25'6 x (into wardrobes) x 9'2 (7.77m x (into wardrobes) x 2.79m)
A large double double bedroom with a rear facing double glazed window with views across the adjoining paddocks. Steps lead down to a dressing area with a range of built in wardrobes to one wall.



BEDROOM TWO

13'4 x 11'2 (4.06m x 3.40m)
A double glazed window to the front enjoying magnificent views across the lane to farmland.

BEDROOM THREE

12'8 x 9' (3.86m x 2.74m)
A double glazed window over looking the garden and paddocks beyond.

BEDROOM FOUR

8'10 x 8' (2.69m x 2.44m)
A double glazed window to the front, overlooking the lane and farmland beyond.

BATHROOM

Fitted with a matching white suite comprising a bath with a tiled panel , with a shower screen and thermostatic mixer shower , pedestal wash hand basin and low level WC. Part tiled walls and tiled floor and double glazed window to the rear.



EXTERNALLY

To the front of the property is a wide block paved driveway providing parking for two cars and leading to the integral garage. The rear garden is enclosed to the sides by mature hedges and has been beautifully landscaped with a stone flagged patio at the rear of the house beyond which is a flat lawned garden with a Yorkstone path and shaped, well stocked borders boasting a wealth of mature shrubs and some specimen trees. There is a further stone flagged patio at the rear boundary which in turn leads to the paddocks and facilities.

EQUESTRIAN FACILITIES

Accessed through an automatic electric double gated entrance, suitable for equine transport and large delivery vehicles are the equestrian facilities offering secluded, secure and completely

separate to the house. Comprising of secure, flat ,well maintained paddock lands enclosed by mature hedges and post and rail fencing extending to approx. 5 acres in all. There is an all weather outdoor arena with a rubber chipping surface (60ft x 20ft') . A range of timber frame stables and storage including stabling for five horses, a secure tack room and a large storage/ feed store. There is separate gated access from the lane which opens to a large area of hard standing and a secure orchard with vegetable beds and polytunnel. There are 3 more off road parking spaces without going through the gates



SERVICES

We believe the following services to be connected to the property; LPG gas (tank located in the front garden), electricity, water and mains drainage

TENURE

We believe the tenure of the property to be Freehold

EPC RATING : E

VIEWINGS

Strictly by appointment with the agents Knutsford office: Telephone ; 01565 621624

MARKET APPRAISAL

"Thinking of Selling"?
Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.
Your home may be repossessed if you do not keep up repayments on your mortgage.