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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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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

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£595,000



11 KNUTSFORD ROAD  
ANTROBUS  
NORTHWICH  
CW9 6NH

4 1 2 D  
COUNCIL TAX BAND: G





An extended and beautifully refurbished four bedroom detached family house occupying a wonderful semi rural position on the edge of the village of Antrobus, with a large mature garden backing directly on two fields, and offering exceptional accommodation extending to around 2200 sq ft, including a superb open plan living room and kitchen.

11 Knutsford Road is a large detached house, extending to approximately 2200 ft.<sup>2</sup>, situated in a delightful rural position on the edge of the village, enjoying wonderful open views to the rear over adjoining farmland. The property has recently undergone a scheme of improvement and has been greatly extended to provide an exceptional Open Plan Living /Dining /Kitchen space which is located to the rear of the house. Featuring large bi folding doors which open out onto an ample lawn garden and with an attractive roof lantern over the living space providing an abundance of natural light into the heart of the house.

### GROUND FLOOR

The Kitchen is fitted with a matching range of modern Shaker style cabinets surmounted with contrasting worktops, incorporating a peninsula island with a breakfast bar, perfect for informal dining, and quality integrated appliances including a single electric cooker, an electric induction hob with canopy cooker hood above and a dishwasher. There is space and housing for an American style refrigerator and a door leads through to a Utility Room with an adjoining downstairs Cloakroom/WC.

In addition to the superb open plan Reception Space to the rear of the house, there are three more Reception rooms including a generous Sitting room located to the front of the house with dual aspect windows and a stunning stone fireplace incorporating an electric fire. The two smaller reception rooms are currently used as a Study and a Playroom respectively.

### FIRST FLOOR

On the First floor level there are four Bedrooms, all of which are of generous proportions. The smallest bedroom has been adapted for use as a Nursery and Dressing room and benefits from a large set of built-in wardrobes. The three remaining bedrooms are all of a good double proportions and are served by a magnificent Bathroom which has recently been refitted with a period suite incorporating a pedestal wash basin, low-level WC and a charming freestanding rolltop bath. There is also a double size shower enclosure with electric shower and a large built-in storage cupboard with mirrored fronts. A separate WC is located off the landing and is fitted with more contemporary style sanitary ware including a low level WC and wash hand basin with storage below.

### EXTERNALLY

Externally to the front of the property is a gated gravel driveway, providing ample parking for a number of vehicles, and a flat lawn garden fronted by a Hawthorne hedge and a well stocked flower bed.

The rear garden is enclosed to all sides by mature hedges, panelled fencing and a number of trees. The garden is laid mostly to lawn with a stone flagged patio at the rear of the house, and backs directly onto farmland enjoying magnificent far reaching views.

### ANTROBUS

Antrobus is a village located almost equidistant to the towns of Knutsford and Northwich, and only a little further to the larger town of Warrington. The location is well placed for commuters being only 5 minute's drive from Junction 10 of the M56 at Stretton, which links the larger commercial cities of Manchester and Chester, as well as the M6 Motorway network being only one junction away.

The area has superb educational facilities catering for all age groups, with a variety of local schools which are rated as good and outstanding. There is a state primary school located in the village, as well as a community run shop catering for basic day to day needs. The Hollies Deli and Farm shop is well known locally selling artisan-made breads, cheeses and cured meats, to luxury wines, beers, champagnes and spirits, to farm-fresh, locally produced fruits and vegetables. The highly regarded Grange School at Hartford is an independent co -ed for children between 4-18, and Cransley Independent School is located close by in the very pretty village of Great Budworth, which caters for both Juniors and Seniors.

### VIEWINGS

Strictly by appointment with the Agents Wright Marshall Knutsford Office. Tel: 01565 621624  
E-mail: [knutsford@wrightmarshall.co.uk](mailto:knutsford@wrightmarshall.co.uk).  
Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### 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 SERVICES

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 at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; [knutsford@wrightmarshall.co.uk](mailto: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.