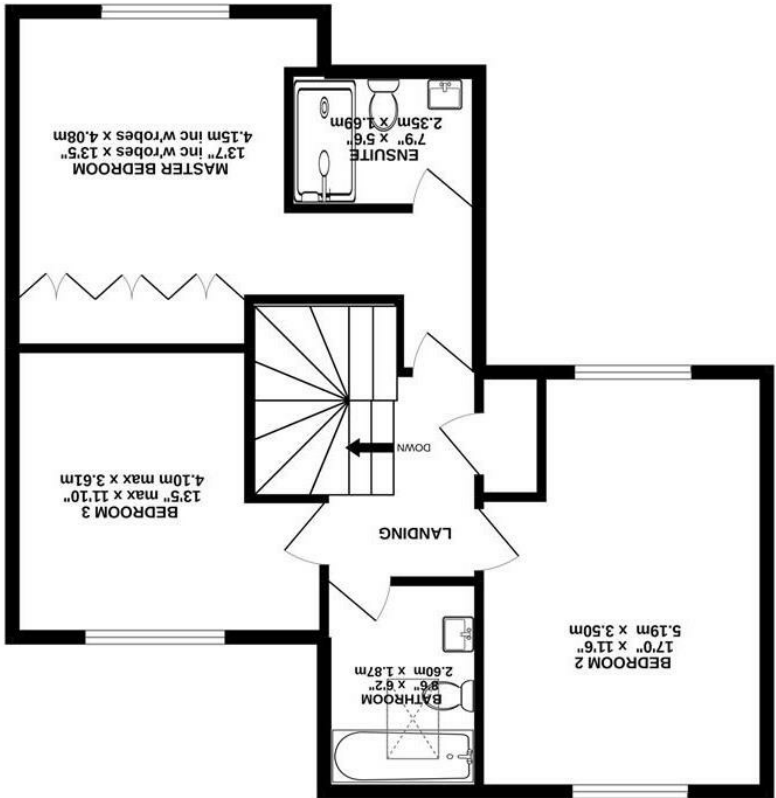


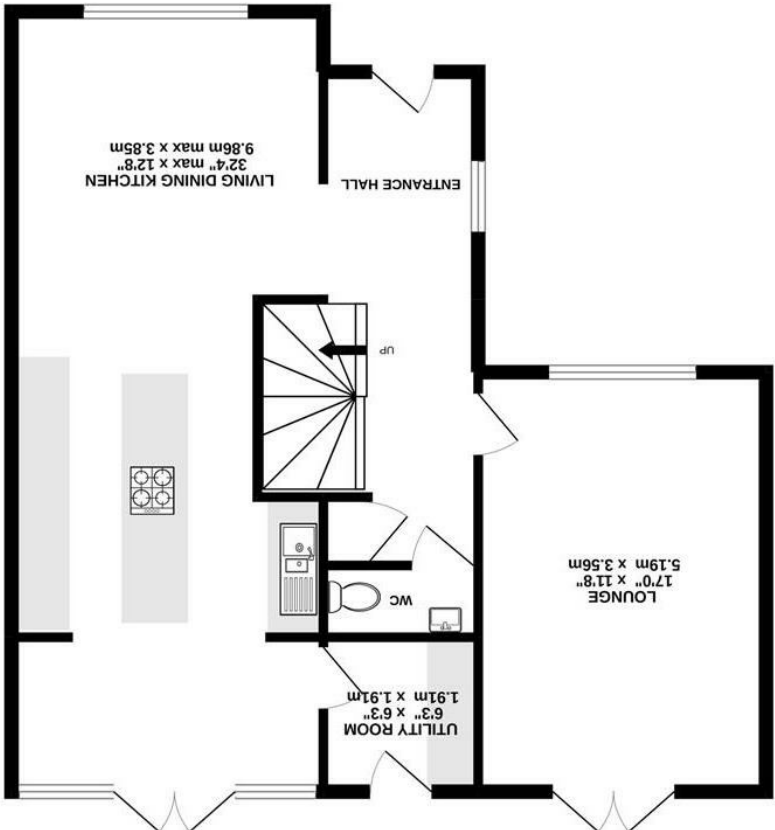
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1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



OFFERS OVER £550,000



WARBURTON LODGE
6 KENNELS GREEN
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Busy, stressful, life? How would you like to retreat to a beautiful contemporary home situated in the grounds of a country house? * STUNNING PARKLAND SETTING * EASY MOTORWAY ACCESS * LESS THAN 15 MINUTES FROM KNUTSFORD. CALL NOW to arrange a viewing!

LOCATION

Kennels Green is an exclusive small development, built by esteemed local property developers PH Property Holdings in 2008, situated in the wonderful Parkland setting on the grounds of the Arley Hall estate, located within easy access to the M6 at Junction 19 which is a five minute drive. The property is equidistant from the towns of Knutsford and Northwich, which are both easily accessible by car in under 15 minutes (approximately 6 miles)

THE PROPERTY

Warburton Lodge is a contemporary style modern mews house, occupying a pleasant position on the development, benefiting from a charming courtyard garden backing directly on to woodland, and four allocated parking spaces. The accommodation is beautifully presented, offering well balanced rooms over two floors finished with quality oak flooring and natural stone tiling with under floor heating throughout.

On the ground floor level there are two principal reception areas, including an open plan living room, and fabulous contemporary kitchen, with a central island and partially glazed breakfast area, plus a generous formal sitting room, both rooms with French doors to the rear garden. There is also a cloakroom located off the reception hall, and a utility room beyond the kitchen.

A glass and oak staircase leads to the first floor level, where there are three generous double bedrooms, and two quality bathrooms (including an en-suite) both fitted with quality Villeroy & Boch sanitary-ware and finished with beautiful natural stone tiling.

DIRECTIONS

From Knutsford follow the Northwich Road out of town to the traffic lights with the A556. Turn to the right onto the dual carriage way and left immediately before the Windmill public house. Follow this road for about ½ a mile taking the right hand fork towards Great Budworth. Follow this road for about 2.5 miles, turning right signposted for Arley Hall. Follow the Arley driveway, Kennels Green being signed half way along the straight on the left hand side.

RECEPTION HALL (opens to living room)

Attractive arched oak entrance door to front with centre window, solid oak flooring throughout, window to side, built-in cloaks cupboard and oak and glass balustrade turning flight staircase leading to the first floor.

WC

Finished in attractive natural limestone tiling and fitted with quality Villeroy and Boch sanitary-ware comprising of a concealed cistern WC and a wall hung wash basin.

LIVING ROOM (open to the kitchen)

Central contemporary style flush fitting fireplace with living flame gas fire. Solid oak flooring and window to front with fixed plantation shutters. Opening to:

KITCHEN BREAKFAST ROOM

A wonderful light and airy open plan kitchen and breakfast area, with a fully glazed rear wall with French doors leading out to the rear garden and a partially vaulted glazed ceiling providing an abundance of natural light.

Fitted with a range of contemporary style cabinets, incorporating a central island and extensive range of built-in appliances, including an electric hob and separate gas burner, electric oven, microwave oven, coffee machine, wine fridge, dishwasher a three-quarter height refrigerator and separate freezer. Attractive natural stone tiled floor.

UTILITY ROOM

Fitted with units matching to the kitchen and incorporating space and plumbing for both the washing machine and a tumble dryer. Natural stone tiled floor and glazed door to the rear garden.

SITTING ROOM

A beautiful formal reception room with a window to front with fixed plantation shutters and French doors leading out to the rear garden, with solid oak flooring throughout.

FIRST FLOOR LANDING

Loft access to the roof void, oak flooring and built-in airing cupboard housing the hot water cylinder.

BEDROOM ONE

A generous double bedroom with a front facing window and a range of quality built-in wardrobes to one wall. Oak flooring and door to:

ENSUITE SHOWER ROOM

Finished in attractive natural limestone tiling and fitted with a quality suite comprising Villeroy and Boch sanitary-ware including a concealed cistern WC and a wall hung wash basin, plus a fully tiled shower enclosure with a thermostatic mixer shower including an overhead soaker and separate handheld attachment. Chrome ladder towel radiator and opaque window to the front.

BEDROOM TWO

A stunning double bedroom with a partially vaulted ceiling and windows to both front and rear elevations, with oak flooring throughout.

BEDROOM THREE

(currently used as an office) with oak flooring and a rear facing window.

BATHROOM

Finished in attractive natural limestone tiling and fitted with a quality suite comprising a bath with a tiled panel and surround, glass shower screen and thermostatic mixer shower over, concealed cistern WC and wall hung wash basin. Chrome ladder towel radiator and Velux skylight window to the rear elevation.

EXTERNALLY

The property occupies a pleasant position within the development enjoying charming aspects across the shared courtyard and gardens towards open paddock land.

There are four allocated parking spaces - one directly in front of the house, two opposite in the courtyard and a fourth space around the corner in a car parking area shared with two neighbouring properties.

There is a small area of garden directly to the front of the house which is laid to stone flags fronted by a mature laurel hedge.

The rear garden has been beautifully landscaped and is enclosed to all sides by panel fencing backing directly onto a small wooded copse and is stocked with a wide variety of mature planting, including a number of shrubs and specimen trees. The rear garden is laid mostly to stone flags and enjoys a pleasant aspect woodland aspect.

TENURE

leasehold - includes road in Kennels Green, septic tank & all communal areas
999 years from 1/1/08
s/c £1687 pa (1/10 - 30/9)