



**GASCOIGNE
HALMAN**

SOUTH DOWNS KNUTSFORD

THE AREAS LEADING ESTATE AGENT



SOUTH DOWNS KNUTSFORD

An attractive and beautifully presented four double bedroom, two bathroom extended detached residence, occupying a generous corner plot within one of Knutsford's most desirable residential settings.

South Downs is a highly sought-after cul-de-sac, accessed via Carrwood, and conveniently positioned just moments from Knutsford town centre. The development is characterised by a collection of substantial detached family homes, many of which have been thoughtfully extended and enhanced over time, creating a street of individual, high-quality properties ideally suited to modern living.

This impressive home offers well-balanced accommodation extending to approximately 2,372 sq.ft, including the integral double garage. There remains excellent scope to further reconfigure or extend the existing layout, subject to the necessary planning consents.

The ground floor is both spacious and versatile, comprising a generous entrance porch leading into a welcoming hallway with cloakroom/W.C. To the rear of the property, overlooking the beautifully maintained garden, is a bright and spacious dual-aspect living room, complemented by a separate family room. A formal dining room provides an ideal space for entertaining, while the well-appointed fitted kitchen is supported by a separate utility room.

To the first floor, a bright galleried landing with linen storage and access to a soundproofed loft space serves the accommodation. The dual-aspect principal bedroom benefits from fitted wardrobes and a well-appointed en-suite shower room. Three further double bedrooms are served by a three-piece family bathroom.

Externally, a private driveway provides ample off-road parking and leads to the integral double garage, which is also accessible from within the property. The front garden, featuring a mature blossom tree, extends to the side where a gated entrance opens into an impressive rear garden. This well-stocked and beautifully maintained space features a fabulous paved terrace, ideal for outdoor entertaining and family gatherings.

Overall, this represents an exciting opportunity to acquire a substantial and versatile detached home in a prime Knutsford location.



DIRECTIONS

SAT NAV: WA16 8ND

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi.

Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band:

ENERGY PERFORMANCE RATING

TBC

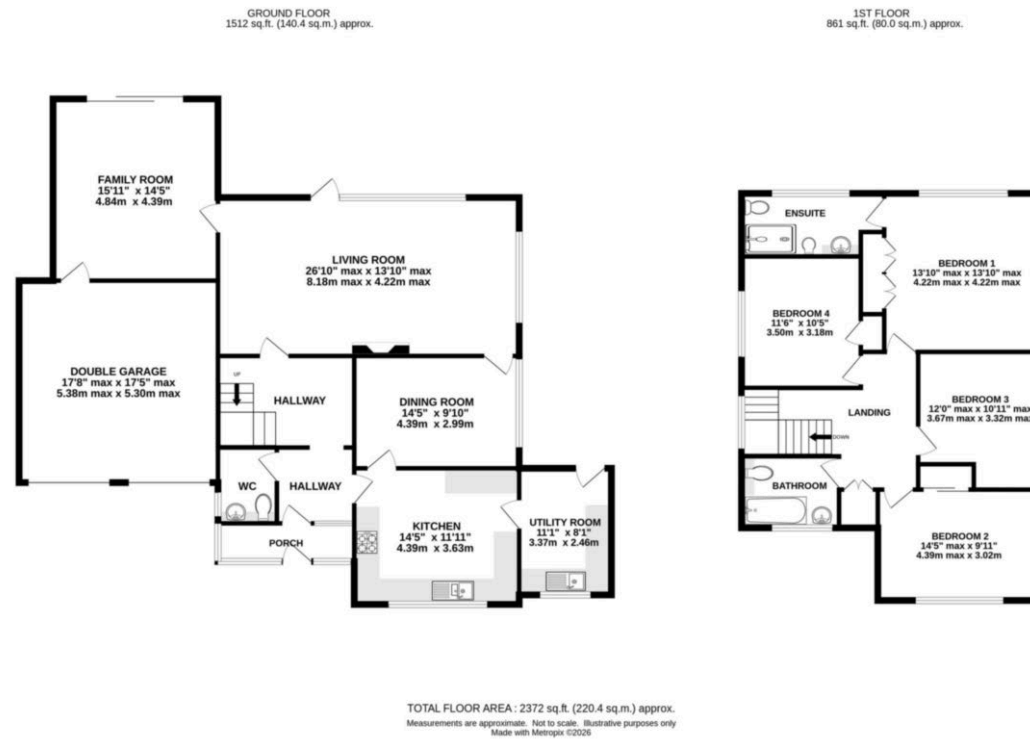
TOTAL FLOOR AREA

2372 SQFT approx.

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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