



Lawrence Way, Knutsford

Knutsford

£1,375,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Lawrence Way

Knutsford

Council Tax band: H

Tenure: Freehold

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: B

Total Floor Area:2580 SQ FT

Viewings: Viewings strictly by appointment through the agents

- Impressive 3-Storey Detached Residence
- Five Immaculate Bedrooms & Four Bathrooms
- Generous Sized Receptions Rooms
- Exceptional Living Dining Kitchen & Island
- Utility Room & Cloakroom with W.C
- Bespoke Fitted Home Office
- Two Storey Guest/Double Bedroom with En-suite & Views
- Bespoke High Specification Appointments Throughout
- Private Driveway & Detached Double Garage
- Landscaped Rear Garden with Entertaining Deck & Detached Garden Room/Bar



4 Lawrence Way

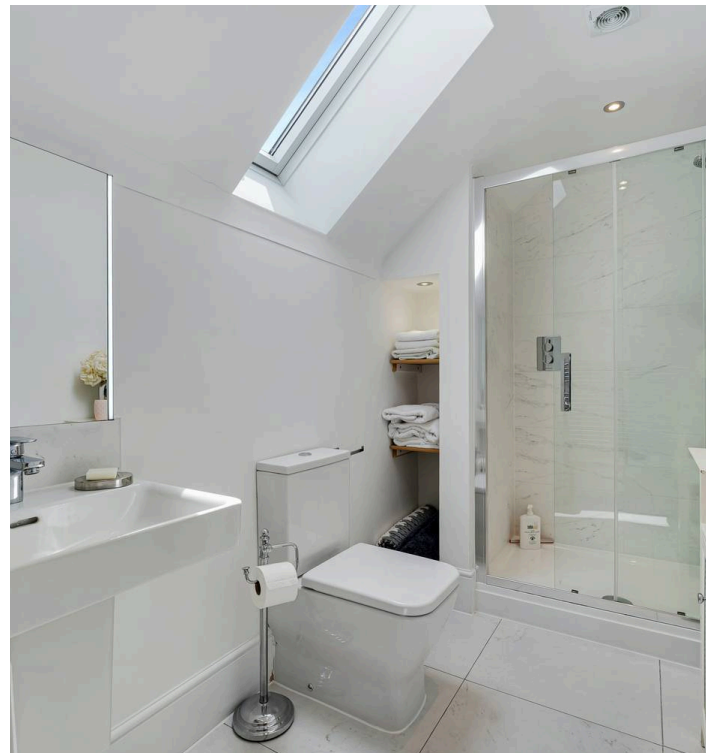
Knutsford

Occupying arguably one of the finest positions within Redrow's highly regarded Tabley Park development by Redrow, this exceptional five-bedroom, four-bathroom detached residence represents a rare opportunity to acquire one of the development's most extensively upgraded and luxuriously appointed homes.

Extending to approximately 2,600 sq.ft. of beautifully presented accommodation across three floors, the property occupies one of the largest plots on the development, enjoying an enviable open aspect across well-tended green space and Cheshire countryside beyond. The result is a setting that offers a perfect combination of privacy with an outlook rarely associated with modern family homes.

Constructed to Redrow's flagship 'Arley' design, the property has been significantly enhanced by the current owners with an impressive programme of bespoke upgrades, premium finishes and carefully considered improvements, creating a home of outstanding quality throughout.

The welcoming reception hall, centred around a striking bespoke oak staircase, immediately conveys the scale and elegance of the accommodation. To either side are beautifully proportioned reception rooms including a generous dual-aspect formal dining room, an elegant living room and a bespoke fitted home office, providing exceptional flexibility for modern family living.





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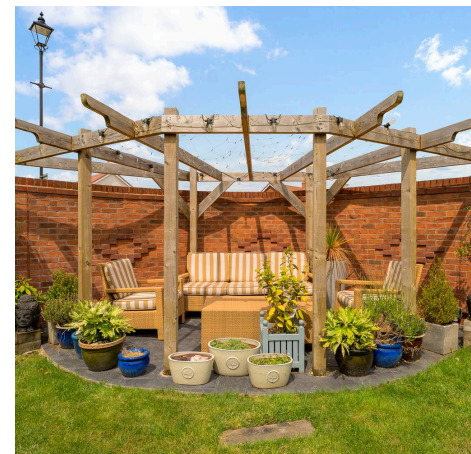
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Undoubtedly the heart of the home is the magnificent open-plan living dining kitchen. Designed for both everyday family life and entertaining, this stunning space features a large island, an excellent range of integrated appliances, premium cabinetry, and contemporary finishes, whilst bi-fold doors with bespoke shutters flood the room with natural light and open directly onto the landscaped gardens beyond. A separate utility room and cloakroom complete the ground floor.

The first floor continues the theme of generous proportions, offering four beautifully presented double bedrooms, all enhanced with fitted wardrobes. The impressive principal suite enjoys a luxurious en-suite bathroom with both a bath and separate walk-in shower, whilst a second double bedroom also benefits from its own en-suite facilities.

A particularly unique feature is the bespoke oak staircase installed by the current owners, leading from Bedroom Two to an additional second-floor study or teenager's snug. This well designed addition to the home enjoys elevated views across neighbouring Cheshire fields and could also be utilised as perfect home office, reading room or private retreat.

Completing the accommodation is a second-floor guest suite comprising a spacious double bedroom with substantial built-in storage and separate shower room, creating ideal accommodation for guests or older children seeking greater independence.



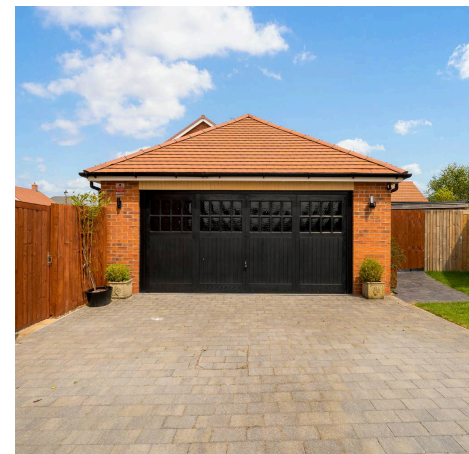
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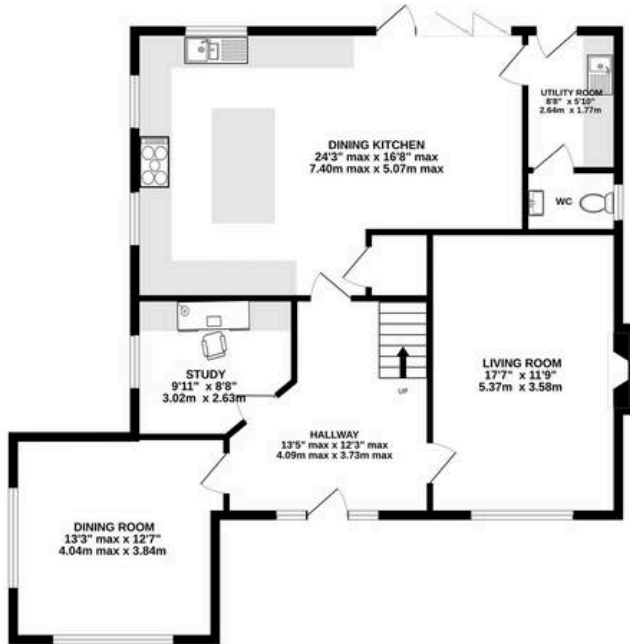
Outside, the property continues to impress. The professionally landscaped rear gardens have been designed to create a superb outdoor entertaining environment, featuring an exceptional bespoke detached garden room with fitted bar, luxury hot tub and an excellent selection of seating and entertaining areas, all enjoying a high level of privacy.

To the front, a generous private driveway provides ample off-road parking and leads to a detached double garage.

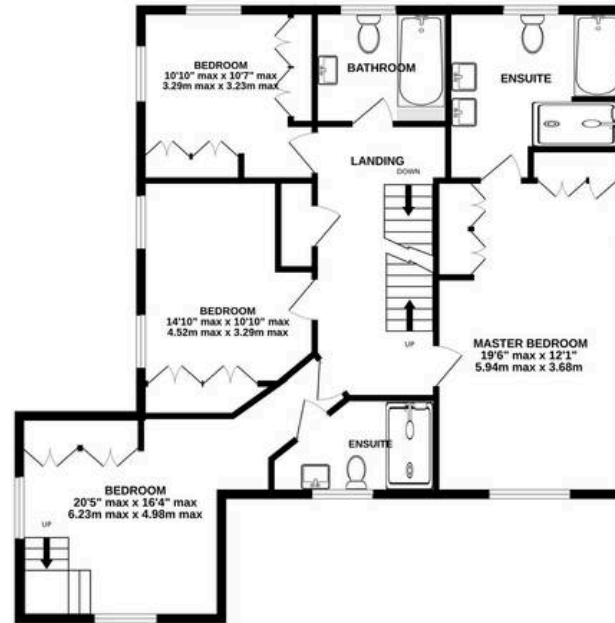
Combining one of Tabley Park's most desirable plots with outstanding family accommodation, exceptional specification and an abundance of bespoke enhancements, this remarkable home is undoubtedly one of the finest examples of the Arley design to come to the market. Early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.5 sq.m.) approx.



2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2580 sq.ft. (239.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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