



Chaise Meadow

Lymm

£625,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

105 Chaise Meadow

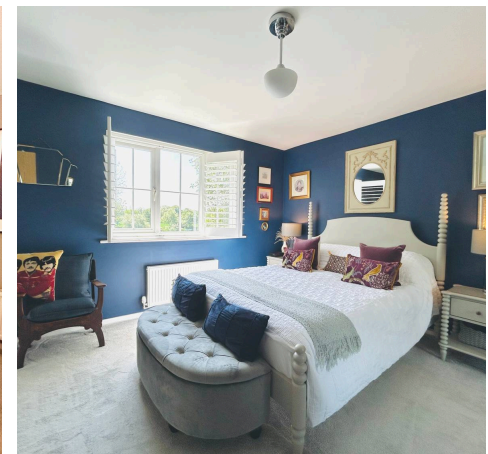
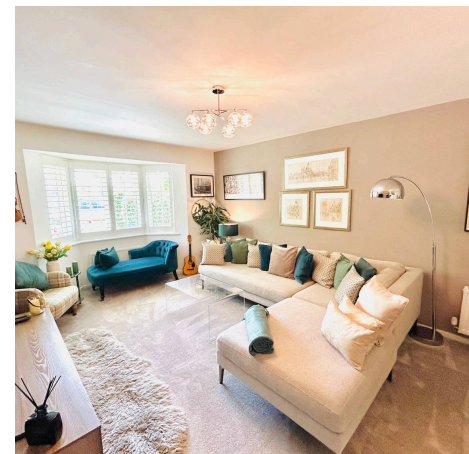
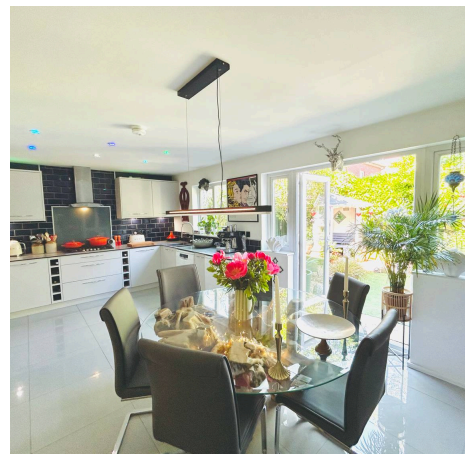
Lymm

Nestled in an enviable position with captivating lake views, this exceptional five bedroom detached property located on Chaise Meadow offers a harmonious blend of contemporary design and family comfort. The spacious interior is finished to an extremely high standard and is thoughtfully arranged to maximise natural light.

The heart of the home is the impressive open plan kitchen dining area, featuring a modern kitchen with high spec integrated appliances. French doors lead seamlessly from the dining area to the private tranquil garden, creating a perfect outdoor living space with light filled living spaces providing ample room for relaxation and comfort. Alongside the open plan kitchen/ dining room, Chaise Meadow offers an additional living room which is currently utilised as a cosy family room in addition to a downstairs WC for added convenience.

Upstairs, each of the five bedrooms is generously proportioned, with the master bedroom boasting its own sun terrace balcony and bespoke en-suite shower room. The bathrooms throughout are finished to a luxurious standard, with walk-in showers and free-standing bath providing a spa like experience with exceptional functionality.

The landscaped garden is designed for both beauty and functionality, with carefully selected planting, mature borders, and thoughtfully placed seating areas to make the most of the stunning lakeside views. Additional features include a driveway with EV charger and integrated garage for ample storage.



105 Chaise Meadow

Lymm

The property's tucked away position ensures privacy and offers uninterrupted outlooks across the water making it a truly unique setting. The combination of peaceful surroundings and beautifully appointed lakeside views make Chaise Meadow a fantastic opportunity. The property must be viewed to appreciate the quality of property on offer.

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

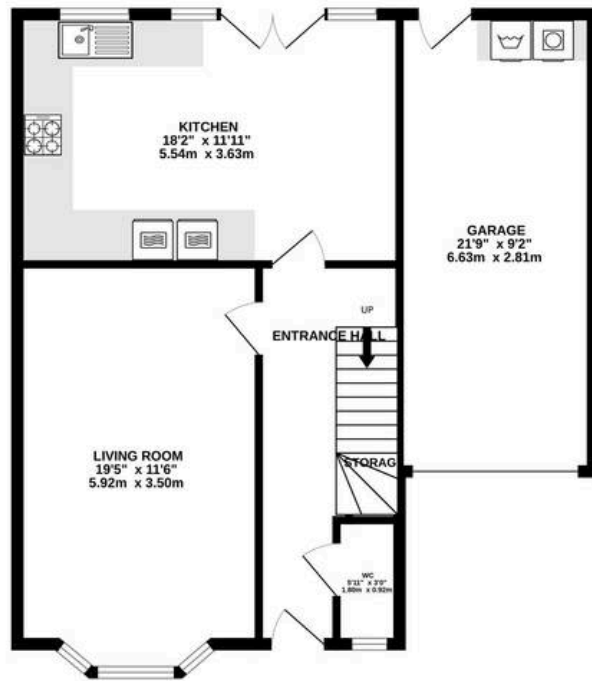
Council Tax band: F

Tenure: Leasehold

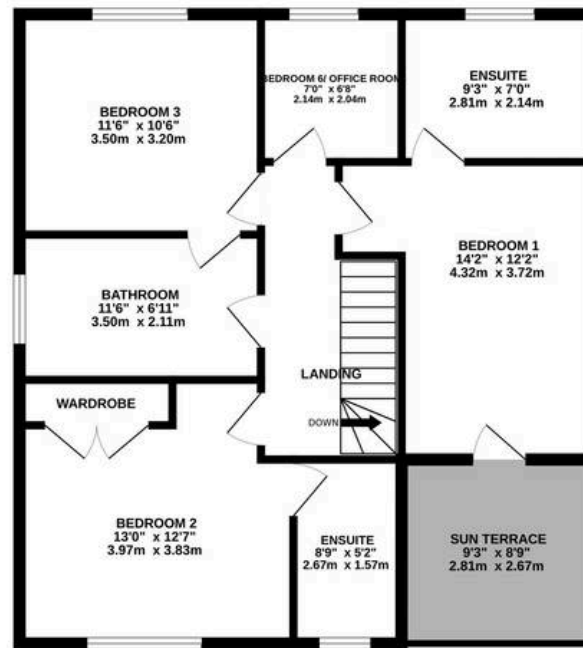
EPC Energy Efficiency Rating: tbc



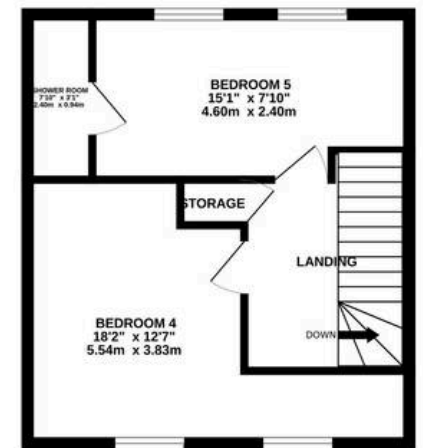
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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