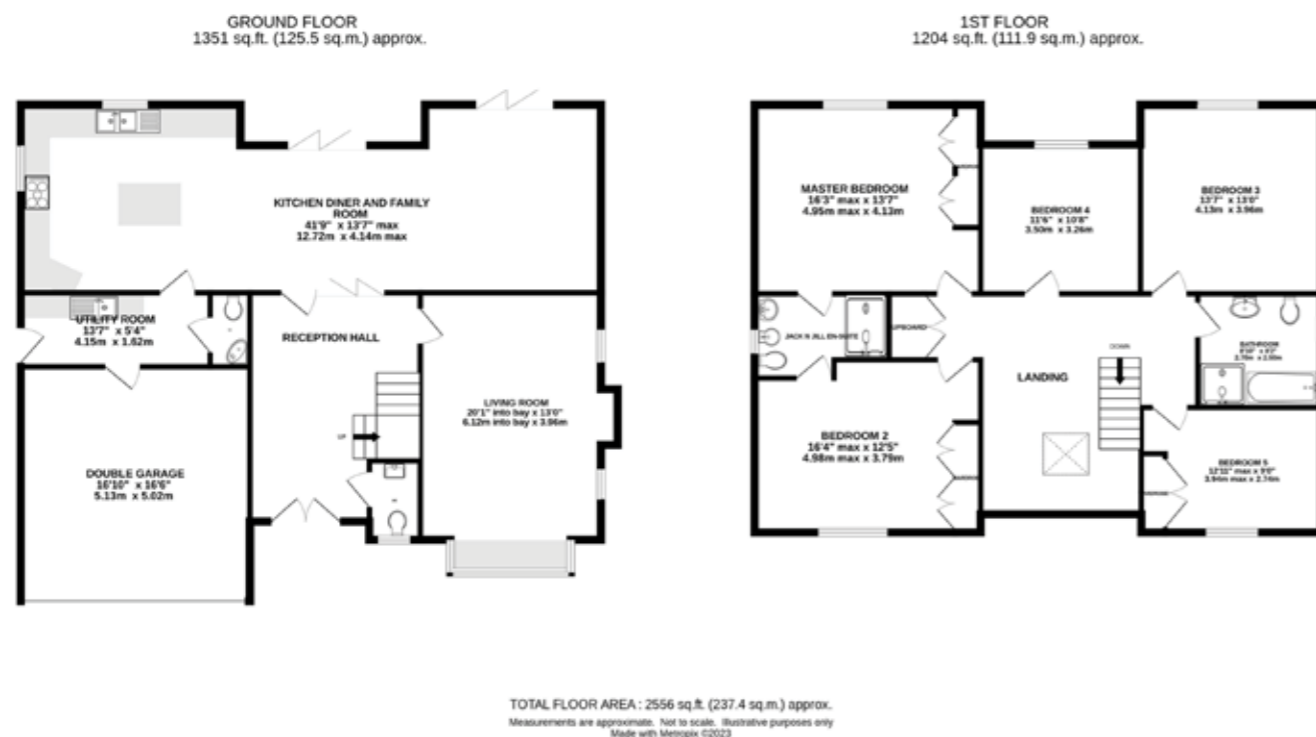


APPLEDORE
Goostrey Lane, Cranage
£925,000



NOTICE
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GASCOIGNE HALMAN

A stunning, individually designed bespoke family home with delightful gardens and views over Cheshire Farmland to the front.

- A bespoke, individually designed detached family residence
- Completed to a very high standard throughout.
- Living room with box bay window and reclaimed slate fireplace
- Large open plan kitchen diner with family area in excess of 41ft in length

- Utility room and two downstairs W/C's
- Magnificent hallway and galleried landing
- Five double bedrooms, two bathrooms (one being Jack and Jill en-suite)
- Ample off road parking and integral double garage

£925,000

APPLEDORE
Goostrey Lane, Cranage



Set back off Goostrey Lane, this particular property has been individually designed to meet the needs of the current owners to offer a spacious, open concept, bright and sunny detached residence. Attention to detail is evident the minute you walk in through the front double doors, into the large welcoming hallway with vaulted ceiling, while glass folding doors in between the hallway and the kitchen area to the rear, not only flood the room with plenty of natural light, the doors can be fully opened for entertaining. Off the large hallway, the turning staircase leads onto the first floor galleried landing while a downstairs wc is also located off the hallway along with the large living room with its feature reclaimed slate fireplace and box bay window overlooking the front garden. The boxed bay

is fitted with bespoke units to provide storage and a window seat. The real heart of this home is through the glass bi-fold doors to the open plan kitchen diner with family area, the room is in excess of 41ft in length and has two sets of bi-folding doors to the garden. The kitchen area itself is fitted with a range of modern units along with a central island unit, all with quartz worksurfaces. The utility room provides space for appliances, internal access to the garage, access to the side and a further downstairs wc - ideal for use when in the garden. To the first floor, the stunning landing opens to each of the five double bedrooms, the master bedroom and bedroom 2 having a range of built in wardrobes and a 'Jack and Jill' en-suite shower room, the remaining three double bedrooms are serviced by the four piece white family bathroom.

A gravel driveway to the front provides off road parking for a number of vehicles, in front of the garage, access down the side leads to the rear garden with its Indian Stone paved patio along with a selection of mature shrubs offering a great degree of privacy. A freehold fabulous home which must be viewed
LOCATION
Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has many historical associations including the famous Tatton Park Country Estate. Close by there are some beautiful country walks and whilst on the fringe of Cheshire's open countryside, the property is by no means isolated and within easy reach of the North West motorway network and Manchester International Airport. There are rail stations at both Holmes Chapel and Knutsford which provide a regular commuter

service to most commercial centres. For the sports person there are leisure centres in Knutsford and Holmes Chapel and at the private leisure complex at Cranage Hall. There are also a number of notable golf courses within easy reach. The area is well known for its excellent educational facilities and there are several good schools close by to suit children of most ages.
DIRECTIONS
CW4 8HE - Goostrey Lane, Cranage
TENURE
Freehold
SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
Cheshire East band G
VIEWING
Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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