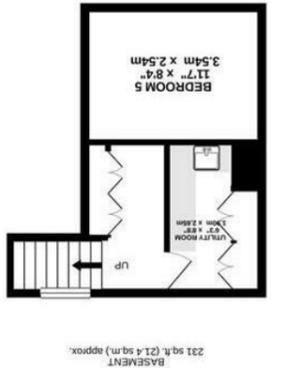
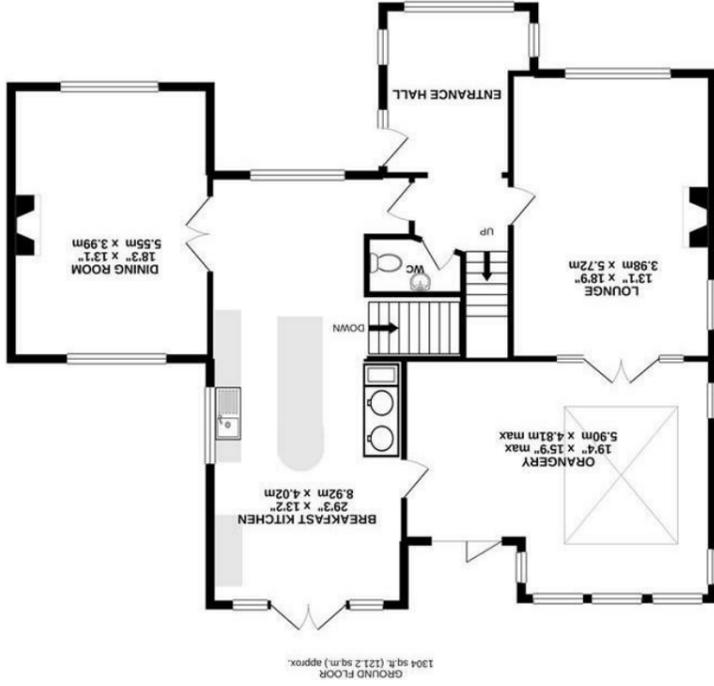
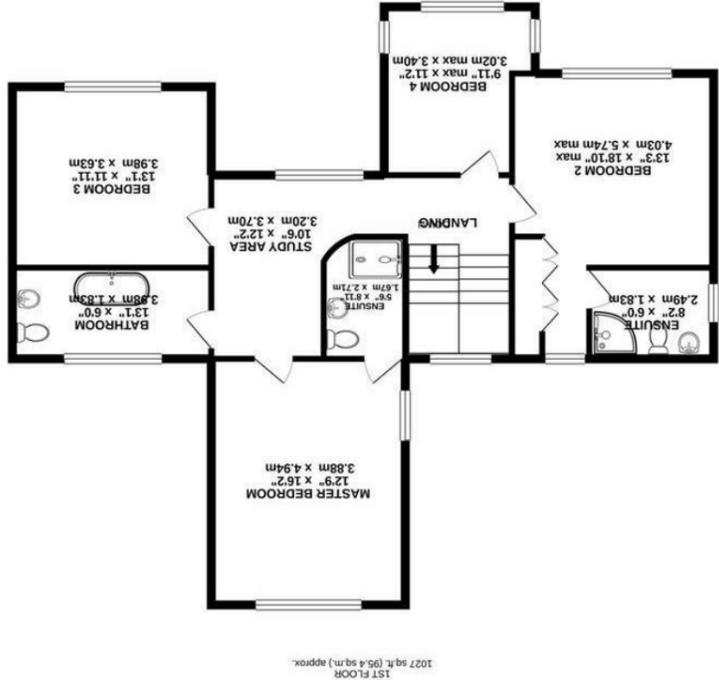


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TOTAL FLOOR AREA : 2561 sq.ft. (238.0 sq.m.) approx.



£1,150,000



SANDHURST SANDY LANE
 GOOSTREY
 CREWE
 CW4 8NT

5 3 3 D
 COUNCIL TAX BAND: F



A handsome detached Edwardian House, occupying a delightful position on a quiet residential backwater, situated close to the heart of Goostrey Village, sitting in a private gated plot, backing directly onto fields and enjoying magnificent open views.

LOCATION

Goostrey is an attractive rural village which lies in the south of the county of Cheshire, close to the world famous Jodrell Bank Observatory and the Lovell Radio Telescope. Originally a dispersed farming community, Goostrey offers a number of local services and facilities including a primary school, public houses, church, local shops, post office and community facilities. Goostrey Train Station provides an hourly train service to Crewe and Manchester. It is within a 10 minute drive to the towns of Knutsford and Holmes Chapel and 15 minutes from Alderley Edge and Congleton.

DESCRIPTION

The house, which has been extended, and is beautifully presented, offers spacious and well balanced accommodation, extending to around 2600 sq ft, laid over two main floors and a converted cellar, with the addition of a detached annex in the garden, and a superb double garage with an adjoining workshop and first floor storage space.

On the ground floor level there are four principal reception areas, including a large breakfast kitchen with an adjoining dining room, a good size living room, and a wonderful contemporary style garden room.

The living room is located to the front of the house, enjoying pleasant aspects onto private front lawn, and benefits from an open fireplace and attractive oak flooring which continues into the ample reception hallway. Glazed double doors lead into a magnificent contemporary style garden room, with full height windows overlooking the rear garden, and enjoying wonderful far reaching views across the adjoining fields. There is a connecting door into the breakfast kitchen, which has been fitted with an extensive range of quality solid oak cabinets, surmounted with contrasting black granite worktops, and incorporating a long central island with a raised oak top cabinet at one end. There is a combination of integrated and freestanding appliances, including a large multi oven aga range cooker, set within an exposed brick chimney breast. There is attractive quarry tiled flooring throughout, which extends to the breakfast area, with French doors leading out to the rear garden.

Adjoining the kitchen is a good sized formal dining room with dual aspect windows overlooking the front and rear and an exposed brick inglenook fireplace.

There is a lower ground floor level, accessed from the kitchen, which has been converted for use as a utility room as well as a separate study or occasional bedroom.

On the first floor level there are four spacious double bedrooms including a magnificent master bedroom located to the rear of the house enjoying unspoilt views beyond the rear garden, and with the benefit of a stylish en-suite shower room, finished in exquisite mosaic tiling, complete with a wet room shower enclosure and contemporary style white porcelain sanitary ware.

The family bathroom is located off a internal landing with study space, and is fitted with a period style suite, comprising of a freestanding roll top bath, a pedestal wash basin and a low-level WC.

There is a second en-suite adjoining bedroom two, again fitted with period style white porcelain sanitary-ware and a fully tiled shower enclosure.

Externally: The property sits in generous gated grounds, comprising of beautifully maintained lawn gardens to both the front and the rear. The front boundary is enclosed by tall mature hedges and a number of trees, which double gates opening onto a wide gravel driveway, and a pedestrian gate at the side of the house opening into a charming courtyard. The rear garden is laid to lawn with a large stone flagged patio connecting the gardens to a super range of outbuildings, which include a large double garage with a second floor storage area and adjoining workshop, as well as a separate detached annex building with its own shower room, and a beautiful 'Alitex' bespoke Victorian Greenhouse.

TENURE

We believe the Tenure of the property to be Freehold

SERVICES

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

VIEWINGS

Strictly by appointment with the Agents Knutsford office :
Telephone : 01565 621624
Email : knutsford@wrightmarshall.co.uk

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.
Your home may be repossessed if you do not keep up repayments on your mortgage.