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1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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OFFERS IN THE REGION OF £1,350,000

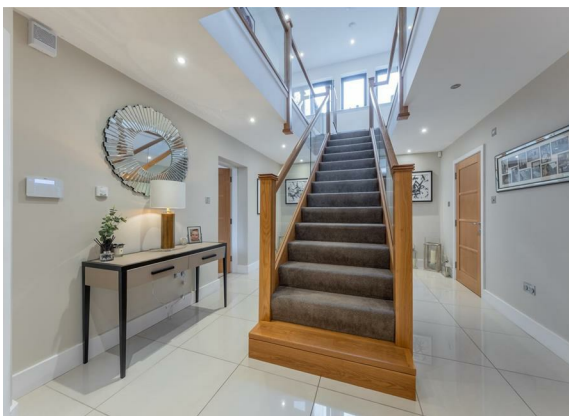


238 HIGHER LANE

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WA13 0RJ

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COUNCIL TAX BAND: G





An exceptional 'Arts & Crafts Style' modern detached family home, built in 2016, to a high specification, occupying a superb gated plot on the edge of Lymm Village, and enjoying wonderful open views.

### LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's Local supermarket, together with various restaurants, bank and Post Office. A local market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

### DIRECTIONS

From Lymm village centre proceed up Rectory Lane and at the Church Green turn left onto higher Lane. Continue along Higher lane for approximately half a mile passing the turning for Oughtrington Lane on the left (leading to Lymm High School) and the property can be found shortly on the right.

238 Higher Lane is a magnificent modern family home, combining exceptional design, and superb build quality. The property which extends to over 3000 sq ft (not including the garage) is set within a beautifully landscaped and very private plot, enjoying splendid front facing views across open farmland. Built to a particularly high specification in 2016, the house offers beautifully presented, and stylishly appointed accommodation laid over three floors, including five generous en-suite bedrooms and three reception rooms including a wonderful open plan living and dining kitchen opening out onto the private rear garden.

The property has built built to an exacting standard, and incorporates a high specification heating system with underfloor heating, state-of-the art CCTV security system and electric remote controllable Velux windows in kitchen. The latest ubiquitous WIFI is distributed offering uninterrupted connection throughout the property and grounds. The property features striking, individual craftsmanship which is showcased throughout from the bespoke kitchen with luxurious granite work tops to the oak internal doors and a magnificent oak staircase.

At the centre of the house is a magnificent reception hallway with an oak and glass balustrade staircase leading to the first floor gallery landing.

There are two reception rooms located to the front of the house, including a study or small sitting room, and a spacious living room with a beautiful front facing continuous curved bay window, and contemporary style stone fireplace, housing a glass fronted flame effect gas fire.

To the rear of the house is a splendid breakfast and dining kitchen, open to the family room, with both French doors and large sliding patio doors leading out on to a rear facing stone flagged terrace.

The kitchen is fitted with an attractive range of traditional style in frame cabinets in a light sage tone, with contrasting white granite worktops, incorporating a large island unit with a breakfast bar, and a combination of quality integrated and some freestanding appliances. Adjoining the kitchen is a utility room fitted with matching cabinets.

Beyond the kitchen dining area, is a generous family room, with white porcelain tiled flooring which continues throughout the majority of the ground floor level, and a stone effect tiled false chimney breast, incorporating both a television housing and a contemporary style living flame gas fire.

On the first floor level there are three generous double bedrooms all with quality en-suite bath and shower rooms, fitted with Villeroy and Boch sanitary ware, and finished in beautiful stone effect tiling. The master bedroom is located on this floor and enjoys stunning views onto open farmland via the front facing bay window. This bedroom benefits from a large walk-in wardrobe and an en-suite bathroom, incorporating a four piece suite comprising of both a large tiled panel bath tub and a wet room style shower.

Only second floor level there are two further bedrooms, one of which has been converted for use as a dressing room with an adjoining en-suite shower room. The larger bedroom is particularly generous in size, and benefits from a fitted dressing room, a study space, or dressing area, as well as a stylish en-suite shower room facility.

Externally the property is accessed via a set of a electrically operated security gates which open out onto a wide block paved driveway providing parking space for several vehicles in addition to a large brick built double garage. The gardens, which extend to the side, and most notably to the rear are laid mostly to lawn, and enclosed to all sides by a wealth of mature trees and hedgerows, including some wonderful specimen rhododendron, creating a very pretty, and particularly private outdoor space.

### 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](mailto:knutsford@wrightmarshall.co.uk)

### MARKET APPRAISAL

Thinking of Selling?

Wright Marshall have the experience and local knowledge to offer you a free market appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process and it is worth remembering 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](mailto: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