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& Company



The Grange, Moss Lane, Ollerton, Knutsford Cheshire WA16 8SH

A most attractive country residence, occupying a generous plot of nearly 2.75 acres, comprising of mature gardens and secure paddock, situated on one of the most desirable rural locations, less than ten minutes drive to Knutsford town centre.



Situated in an idyllic semi-rural location on one of the areas most sought after roads in the heart of the Ollerton Village Conservation Area, this charming detached country residence has been extended over the years to provide a superb family home in beautiful peaceful surroundings.

Of particular note are the good sized gardens which surround the property and include large lawned areas and a heated outdoor swimming pool. There is a detached double garage with adjoining playroom/store room to the rear, beyond which lies the enclosed 1.66 acre paddock which is currently used for equestrian interests.

Ollerton Village is a popular and sought after rural parish which lies between Knutsford and Alderley Edge. It is home to some beautiful surrounding countryside and Moss Lane is the most sought after road, with a lovely variety of differing styles of property and no through access.

Knutsford is the nearest main town and is well known for its quality houses, particularly within the Legh Road Conservation Area, which is famed for its Italianate style architecture, designed and constructed at the turn of the last century by Richard Harding Watt. There are many examples of this style throughout Knutsford, which is extremely pretty with narrow part-cobbled streets. It offers a range of day-to-day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

Directions From Knutsford follow the Chelford Road out of town, proceeding over the Goughs Lane roundabout past the Dunn Cow pub and the Ollerton crossroads, turning right into School Lane just before the Aga/Fired Earth showroom on the right hand side, continue down the lane taking the second left into Moss Lane where the property can be found immediately on the left hand side.

Enclosed Porch solid oak panelled door, flagstone flooring and leaded light side window.

Cloakroom white suite including wall mounted wash hand basin with splash back tiles and low level wc.

Dining Hall windows to the front and rear elevations, beamed ceiling and useful storage cupboard with fitted shelving.

Drawing Room open grate fireplace with flagstone hearth and timber mantle, beamed ceiling, leaded light windows to two elevations and double French doors leading onto the West facing patio.

Family Room beamed ceiling, leaded light windows to rear, fitted cupboards, and double French window leading onto the rear patio.



Breakfast Kitchen fitted with a range of Smallbone wall and base level units incorporating a double bowl sink unit with mixer tap, 'Neff' four ring electric hob, built-in dishwasher, electric double oven and separate oil fired 'Aga' set in Cheshire brick recess. **Breakfast Area** leaded light windows and double French doors leading onto the rear patio, stable door to

Side Porch/Utility Room plumbing for washing machine, vent for tumble dryer, fitted cupboards and stable door to outside.

Snug/Sitting Room attractive stone flooring, log burning stove set in exposed brick fireplace with a flagstone hearth and timber mantle over, beamed ceiling, windows to three elevations and double French doors leading onto the rear gardens.

Study leaded light window overlooking the rear gardens.



Master Bedroom windows to two elevations overlooking the private gardens, range of built in wardrobes with hanging space, fitted shelving, matching dressing table unit with drawers beneath.

En-Suite Bathroom white suite comprising a panelled bath with shower over, twin wash hand basins set into a vanity unit with mirrored unit above and cupboards beneath. Built-in cupboard with fitted shelving, low level wc and part tiled walls.

Bedroom 2 with full height built-in cupboards with mirror doors and open shelving, window overlooking the front garden, separate recessed cupboard with hanging space.

Bedroom 3 range of three quarter height built in wardrobes, dressing table unit with drawers beneath and shelving over, window overlooking the front garden.

Bedroom 4 Windows to two elevations and three quarter height built in wardrobes.

Bathroom modern suite comprising panelled bath, separate shower cubicle with glass door, bidet, low level wc, vanity unit incorporating wash hand basin with mirrored units above and cupboards beneath, tiled work surface and part tiled walls.



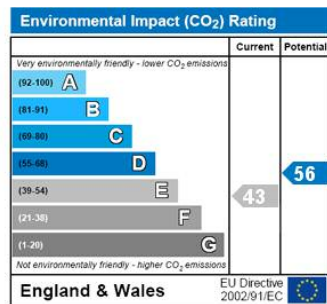
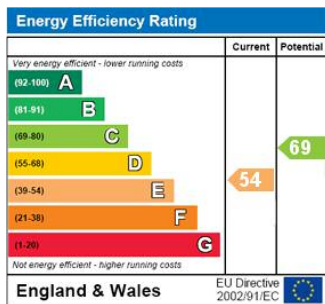


Outside The property is approached via timber five bar gates leading through into a circular shale driveway with ample parking for many cars and leading up to the detached brick built double garage.

Double Garage With up and over door electric light and power.
Store Room/Games Room Boiler Room Housing oil fired central heating boiler and separate oil fired boiler for the swimming pool.

Garden The Grange sits comfortably on its plot surrounded by mature gardens to all sides and is well screened by mature trees to the front, there are open views across farm land to the rear. The garden mainly consists of large lawns with many mature trees, shrubs and bushes. There is a heated swimming pool in the garden. There is also an automatic watering system around the property for the many hanging baskets and security lighting that surrounds the property.

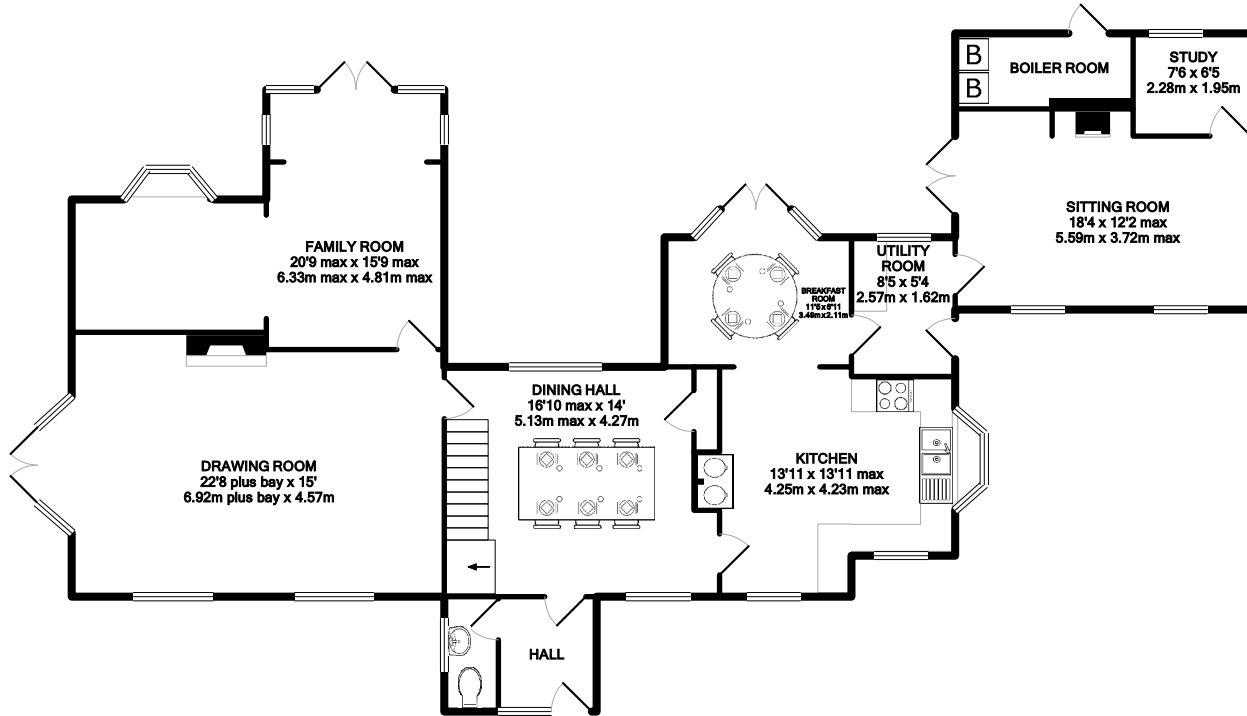
Paddock In addition there is an enclosed paddock of 1.66 acres with separate road access onto Moss Lane; this area is particularly popular with horse riders as there are many bridle paths in the immediate vicinity.



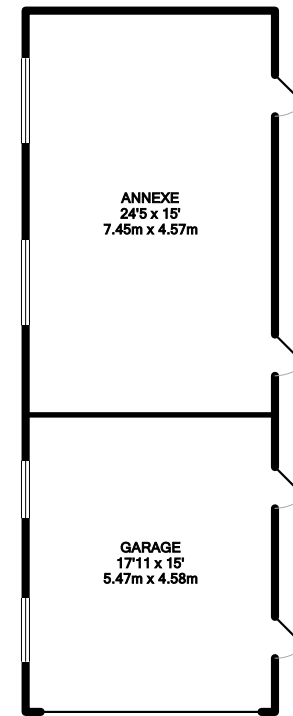
- Attractive detached country house
- Idyllic rural position
- Private Mature Grounds & Paddock
- Total plot extend to 2.735 acres
- Well presented accommodation
- Brick built garage/outbuilding
- Heated outdoor pool





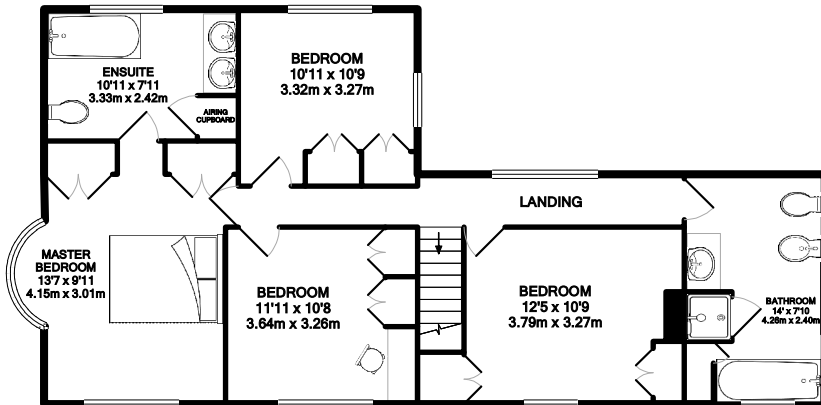


GROUND FLOOR
APPROX. FLOOR
AREA 1583 SQ.FT.
(147.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 897 SQ.FT.
(83.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2480 SQ.FT. (230.4 SQ.M.)

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