

3 Mere Court  
Chelford



Stuart  
Rushton  
& COMPANY

A beautifully presented five bedroom detached family residence, with a stunning open plan kitchen area and a large south-west facing rear garden, forming part of a highly sought-after cul-de-sac development in Chelford.

Mere Court is a popular and sought after small development of just twelve properties in a wooded cul-de-sac setting, in the heart of Chelford, an excellent village location with a mainline station to Crewe/ Manchester, popular village primary school, post office/general store and doctors surgery.

Number 3 is a superb example, boasting a large south-westerly facing rear garden, with a high degree of privacy and day-long sunshine. The extended and well-presented accommodation stretches to nearly 2000 square feet, plus the detached double garage with an electric up-and-over door.

The ground floor offers wonderful balance and a great flow of natural light. The 'hub of the home' is the stunning living/ kitchen/diner to the rear of the property which comprises of a high-quality fitted kitchen with central island opening into a recently added orangery, which looks over the rear garden, and a generous dining area. Completing the ground floor is a welcoming entrance hall, two bay-fronted reception rooms, a downstairs WC and a utility room.





The first floor reveals a large principal bedroom with fitted wardrobing and a contemporary shower room. There are four additional bedrooms, all of which are nicely proportioned and boast fitted wardrobes, and are serviced by a modern four piece family bathroom.

The frontage includes a driveway, fit for parking 2-3 vehicles, leading to the double garage. The rear garden has been attractively landscaped and is ideal for entertaining or soaking up the sunshine. There is a large Indian sandstone patio and substantial grass lawn.

There are 10 solar panels fixed to the main roof, which put energy back into the grid.

Mere Court is an ideal family setting, a quiet residential enclave with a wonderful park area just a few moments walk away.



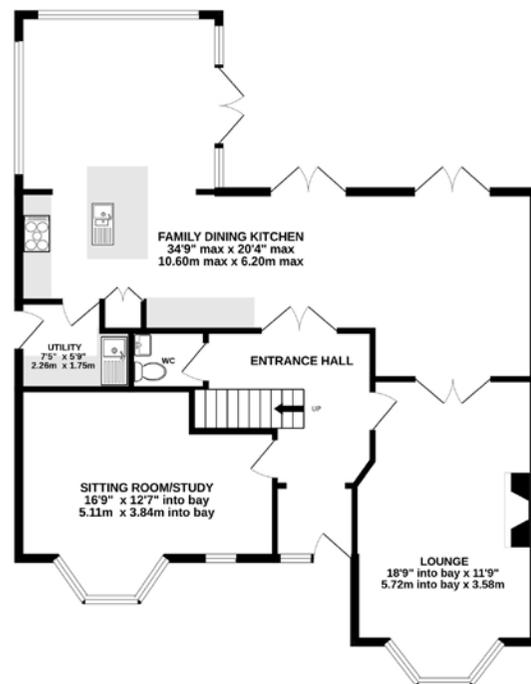
# 3 Mere Court Chelford Cheshire SK11 9EB

Price: £825,000  
 Tenure: Freehold  
 Local Auth: Cheshire East  
 Council Tax Band: G

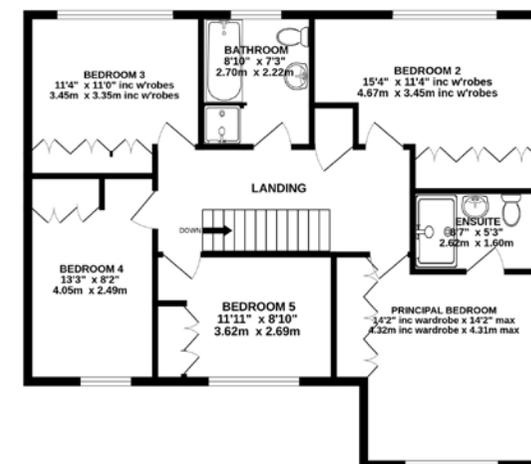
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 1920 sq.ft. (178.4 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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