

16 Lowland Way  
Knutsford



Stuart  
Rushton  
& COMPANY

A substantially extended detached family home providing fabulous open plan living accommodation, ideal for a growing family, with several reception areas, four bedrooms and two bathrooms, all within a short stroll to Bexton Primary School.

16 Lowland Way provides accommodation stretching over more than 2000 square feet and has been thoughtfully configured to provide great balance and a nice flow across the ground floor, with good flexibility to suit most requirements.

The ground floor comprises an entrance hall, downstairs WC, utility room, a study, sitting room, garden room with doors to the rear garden and a wonderful living kitchen/diner. The true 'hub of the home' includes a fitted kitchen with granite work surfaces, a host of integrated appliances and a large central island with a protruding breakfast bar for casual dining. A wood burner sits centrally between the kitchen and living areas and there is space for a selection of lounging furniture and a large dining table and chairs, and two sets of doors bi-fold doors leading to the rear garden. A rear porch and storage garage complete the ground floor.





The first floor is ideal for a growing family with four double bedrooms, including a superb principal bedroom suite. The principal suite includes a large dressing area, a good sized bedroom with a Juliette balcony overlooking the rear garden, a four piece ensuite bathroom and an additional study. The three other double bedrooms are serviced by the three piece family bathroom.

The property enjoys a secluded position toward the head of a cul-de-sac, with a generous frontage providing parking for several vehicles. The plot widens to the rear and enjoys a good aspect for sunshine and a high degree of privacy, thanks to a selection of mature trees. There is a covered seating area, ideal for entertaining, looking over the substantial grass lawn beyond. There are also two garden sheds and a log store.



# 16 Lowland Way Knutsford Cheshire WA16 9AG

Price: £775,000  
 Tenure: Freehold  
 Local Auth: Cheshire East  
 Council Tax Band: F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(56-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



01565 757000

35 King Street Knutsford Cheshire WA16 6DW

[www.srushton.co.uk](http://www.srushton.co.uk)

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

**IMPORTANT NOTICE:** Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

