

Fox Cottage

32 Rush Green Road, Lymm



Stuart
Rushton
& COMPANY

A detached cottage of four bedrooms and two bathrooms, which is bursting with character and charm across its flexible living accommodation, sitting with a private and mature plot approaching a quarter of an acre with a double garage.

Fox Cottage is a wonderful detached cottage, formerly a row of three dating back to 1780's, which has been developed over the years to form a lovely family home, with great character and highly flexible accommodation. The floorspace is nicely formed over the two floors and totals to nearly 2000 square feet, with the addition of a double garage. The property has been owned and maintained to a high standard by the present owners for the last 25 years, making this a rare opportunity to acquire a superb property, upon a wonderful mature plot, within easy walking distance from the village and well located for popular schools.

There is an entrance porch and a modern downstairs WC, positioned before the large, welcoming entrance hall which is open with the formal dining room. There is a generous formal lounge, with triple aspect windows, and a sitting room opening into the conservatory, which enjoys an almost panoramic view over the mature rear garden. Completing the ground floor is a substantial kitchen which has been extended to include a dining space, with skylight windows, and a utility room.





The first floor begins with a galleried landing, providing access into all four bedrooms. Three of the bedrooms are generous double rooms, and the principal bedroom boasts a modern ensuite shower room and a selection of built-in storage. The other bedrooms are serviced by the four piece family bathroom, which has been finished to a high standard.

A double garage provides ample space for a car or two, plus a plethora of storage space in the boarded rafters above. The large driveway is enclosed by a traditional wooden five bar gate and is fit for parking several vehicles. There are landscaped and beautifully mature, private and secure gardens to the remaining sides, include several pretty seating areas and a substantial grassed lawn.

Lymm is a charming village catering for extensive day-to-day needs and lies conveniently between Warrington, Hale, Altrincham and Knutsford. The village caters for a comprehensive range of shops and facilities and there are several excellent schools. Access from here to the M56 at the Dunham roundabout is just five minutes by car, giving easy commuting opportunities to the city centre, airport and the wider motorway network.



Fox Cottage

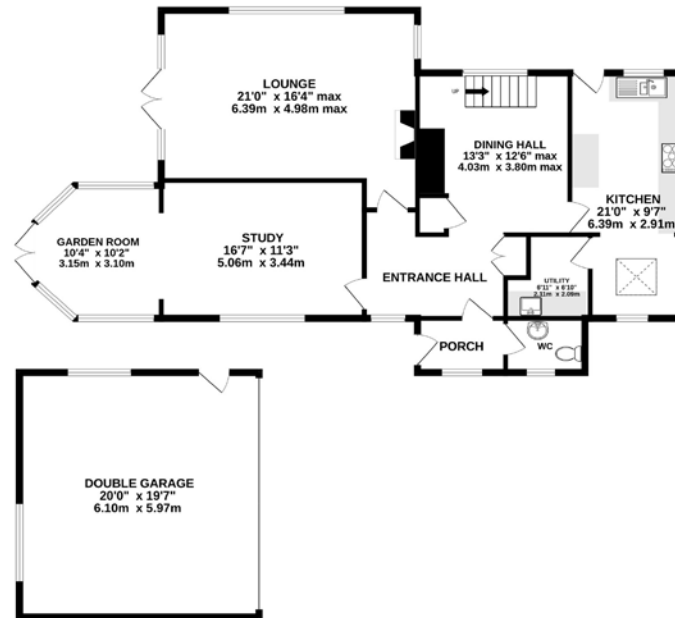
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Lymm

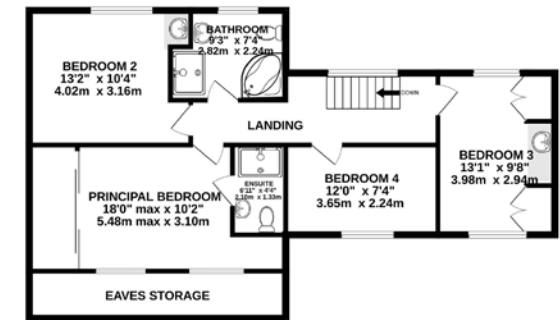
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Price: Offers In Excess of £1,000,000
 Tenure: Freehold
 Local Auth: Warrington
 Council Tax Band: E

GROUND FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 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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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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