

Merridale

Plumley Moor Road, Plumley



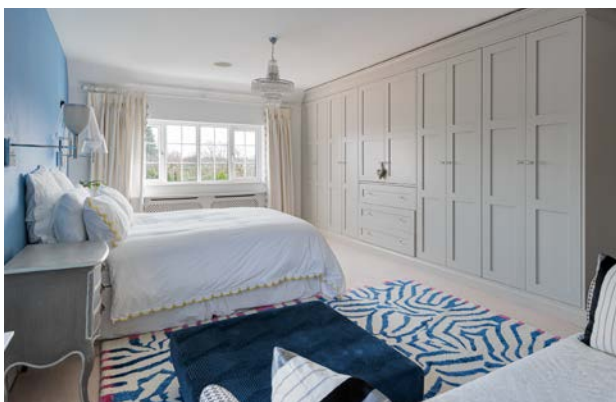
 Stuart
Rushton
& COMPANY

An impressive modern detached country house on the rural outskirts of Knutsford, within attractive, gated 1.6 acre grounds, and enjoying lovely surrounding open views over farmland.

Extended and improved 3500 square foot main house with four bedrooms and four reception rooms, large adjacent detached indoor swimming pool building, and substantial garage complex with detailed planning permission to convert and enlarge into a fully separate detached bungalow within its own private grounds.

The house flows extremely well, a large reception hall gives access to three impressive reception rooms, a lounge, sitting room and a dining room, all overlooking the lovely gardens. an adjacent studio room is accessed from outside but has an adjoining wall to the dining room and could easily be knocked through and integrated. The kitchen has a range of high quality contemporary units, a large central island and has a good sized breakfast area within an adjoining conservatory.





At first floor level are four bedrooms and two bathrooms, the large main bedroom has excellent fitted wardrobes, and a very large en suite bathroom.

Remote gates give access to the grounds, off Plumley Moor Road, and the tarmac driveway winds towards the house, passing the garage block on the right hand side. The garage has planning consent (attached) for extension and conversion into a fully separate detached bungalow and would separate very well from the main house to be entirely independent and private.

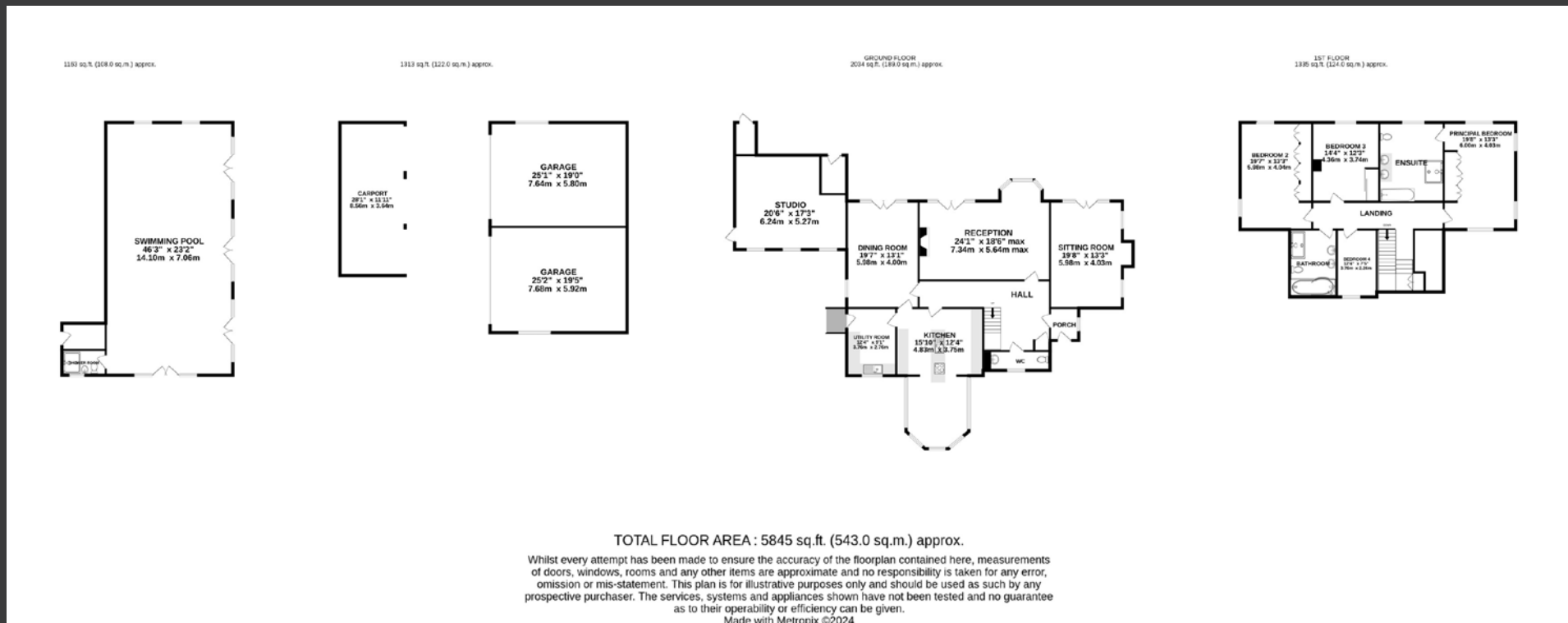
Next to the house is more excellent parking and a car barn. To the rear within the garden is a 1000 square foot indoor swimming pool building with heated pool (requires new heat pump), which could be repurposed into a further annex of games room for instance, if a pool wasn't needed.



Merridale Plumley Moor Road Plumley Cheshire WA16 9SB

Price: £1,595,000
 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		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		54
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



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