

Wentworth House

Bexton Lane, Knutsford



Stuart
Rushton
& COMPANY

A substantial and impressive detached family house on one of the town's most sought after roads, in a lovely third of an acre garden, within a short stroll of Bexton School and the town centre

Wentworth House is an exceptional large detached house, in landscaped gardens of a third of an acre, extended and refurbished over recent years to accommodate a large family and with a superb internal layout, the spacious accommodation in all nearly 4,000 square feet.

Internally, an entrance lobby gives access to a spacious oak floored reception hall with cloaks cupboard and WC off, opening into a dining area with space for a large table, a turning flight staircase and French doors leading out to the terrace. Reception rooms include a spacious triple aspect lounge with French doors to the terrace and an oak floor, a good sized second sitting room or study and a spacious open-plan kitchen/dining/living space with a range of oak fronted cabinets, an Aga cooker and granite work surfaces. There is a space for a family dining table with French doors again to the rear terrace and a large lantern roof light. Steps down from the kitchen lead into an extended family room with vaulted ceiling and bi-fold doors to a lower garden terrace. There is a good sized utility room and boot room to the side of the kitchen, providing must have storage for the large family.





The first floor landing gives access to six large bedrooms and has a useful landing area that would work as a study perhaps as well. The main bedroom has a dual aspect, a walk-through dressing room and a recently remodelled en suite shower room and the second bedroom is at the opposite end of the house with windows to the side and rear and also has a recently remodelled shower room. The four remaining double bedrooms on this floor share two bathrooms - one with a four piece suite including shower over the bath and a shower room to the front which was also remodelled over the past few years. On the upper floor is a converted loft area providing either an additional occasional bedroom or useful home office.

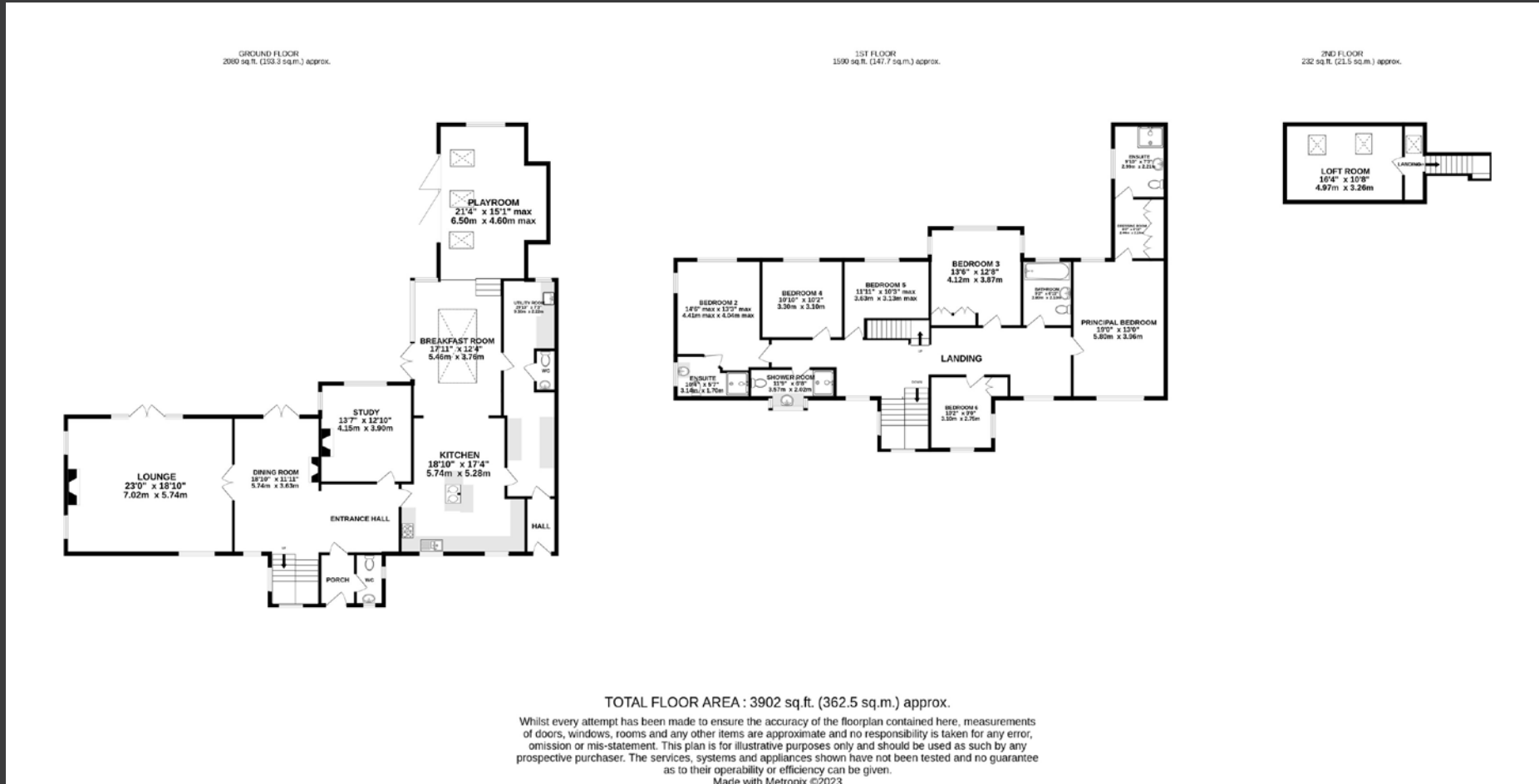
Externally, there is excellent parking for a number of cars on the tarmac driveway and a good sized car barn. To the rear of the house is a spacious terrace wrapping around the accommodation and a large lawn beyond with shrub borders, mature trees and a large timber shed.



Wentworth House
 Bexton Lane
 Knutsford
 Cheshire WA16 9AE

Price: £1,495,000
 Tenure: Freehold
 Local Auth: Cheshire East
 Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(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			



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