

Low Wood
Mereside Road, Mere



Stuart
Rushton
& COMPANY

A large detached property ripe for development in a stunning lakeside position in grounds of over an acre, set well back from this very prestigious road and enjoying breathtaking views of the water at the rear.

Low Wood is a large detached family house occupying one of the most private, mature plots on Mereside Road in a stunning lakeside position. Set well back from the road at a lower level, the house is very private with the site being one of the longest on the Mere. The property offers great scope for improvement, extension or complete redevelopment (subject to planning).

Presently, the house has two main reception rooms as well as a large kitchen/breakfast room and four first floor bedrooms and two bathrooms as well as a first floor playroom over the garage area. Planning permission has previously been granted to demolish and rebuild a superb new house of around 10,000 sq ft, although this permission has now expired and new planning permissions would have to be sought.

Externally, the house sits in a fantastic position, hidden with a long front garden and driveway leading to a generous forecourt, providing off-road parking for a number of cars. To the rear of the property is another long lawned garden sweeping down towards the lake at the bottom.





Mereside Road is a wonderful road, home to some of the areas largest houses and those on this stretch and on this side of the road boast the most incredible views overlooking the Mere itself towards the Golf and Country Club resort on the other side of the water. The parish is situated in a position just five minutes from Knutsford town and access from here to Hale and Altrincham and indeed the northwest motorway network and the city centre are within easy reach.

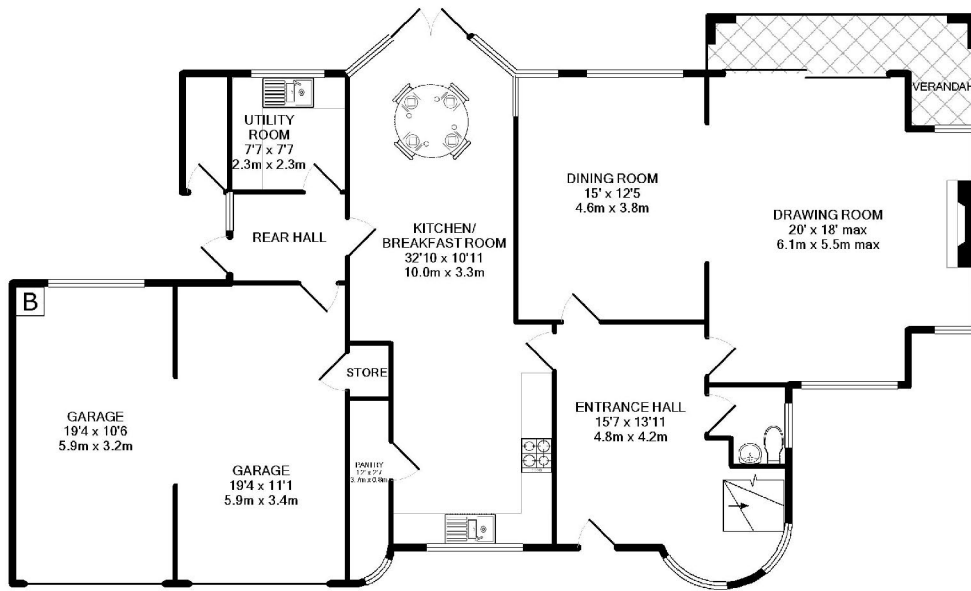
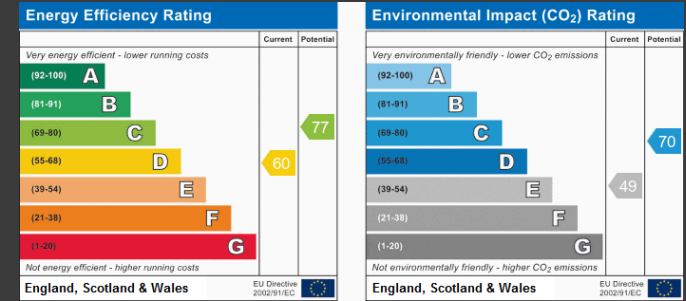
Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around.

The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

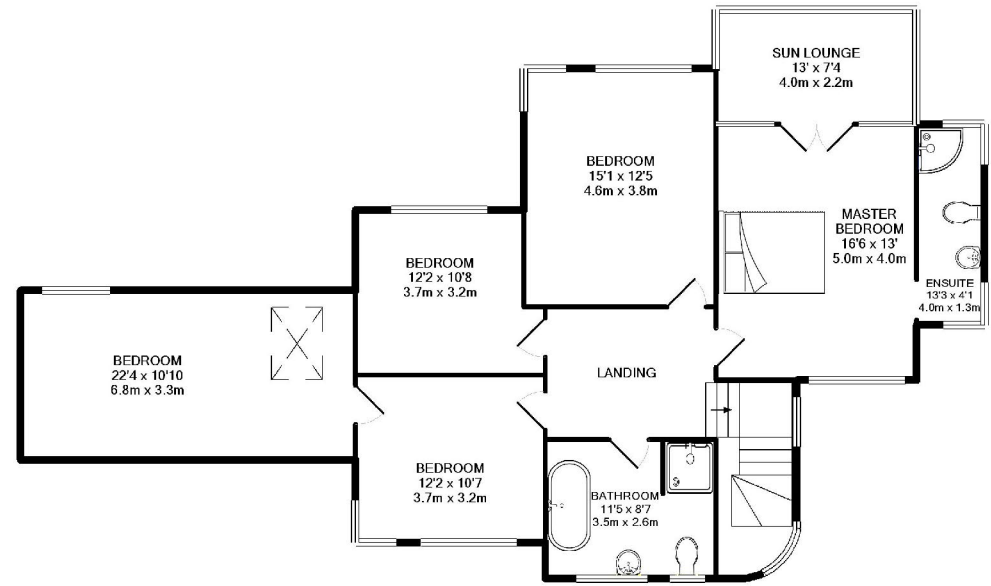


Low Wood
 Mereside Road
 Mere
 Cheshire WA16 6QW

Price: £2,195,000
 Tenure: Freehold
 Local Auth: Cheshire East



GROUND FLOOR
 APPROX. FLOOR
 AREA 1651 SQ. FT.
 (153.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1293 SQ. FT.
 (120.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2944 SQ. FT. (273.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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