

# 4 Church Cottages

Church Lane, Mobberley



Stuart  
Rushton  
& COMPANY

A stunning Cheshire brick cottage style home, providing accommodation over three floors totalling to more than 1200 square feet, including three double bedrooms and two exquisite bathrooms.

Church Cottages is within beautiful Mobberley position, opposite the church and near the Church Inn public house. The forward facing windows of no.4 enjoy views across the church and open Cheshire countryside, whilst being within a close proximity to Knutsford, Wilmslow and Alderley Edge.

The accommodation is immaculately presented throughout, offering a good balance and a lovely flow, it includes two newly fitted bathrooms and a high spec 'Chalon' kitchen. The inviting entrance hall leads through to the spacious lounge with dual aspect windows which in turn gives access into the beautiful dining/kitchen.

The first floor provides two of the three bedrooms, both of which are double bedrooms, serviced by a beautifully finished three piece shower room.





The second floor offers the master suite which includes a spacious double bedroom and a truly stunning ensuite bathroom with feature bath. Conveniently, the laundry room is accessed from the bedroom.

Externally, the most attractive façade is complimented by pretty landscaped front gardens. The side/rear of the property has a lovely enclosed courtyard garden, ideal for alfresco dining. Parking and the garage are accessed down the left side of the property.

Mobberley is a well sought after semi-rural village with several shops catering for day to day needs. There are a number of well-known village pubs, a railway station and a local primary school. There is also a doctors and veterinary surgery. Access to the nearby larger towns is convenient and Wilmslow, Alderley Edge and Knutsford are all within five to ten minutes drive.



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## Church Lane

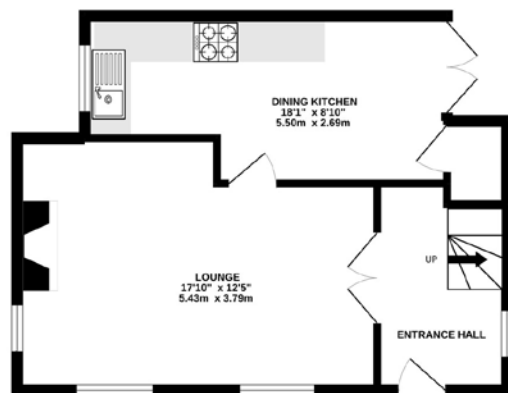
### Mobberley

### Cheshire WA16

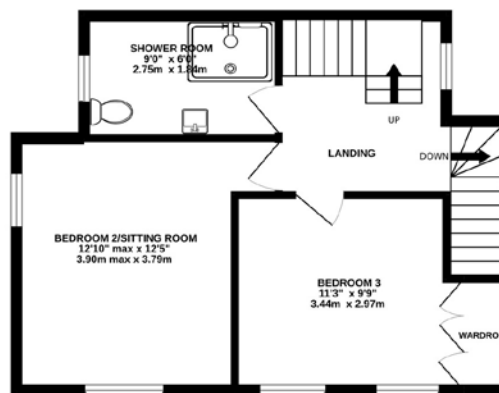
Guide Price: £579,995  
 Tenure: Leasehold - Ground rent £75 per annum, 999 years from 1st January 1992  
 Local Authority: Cheshire East  
 Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C	72	
(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	
<small>www.epc4u.com</small>		

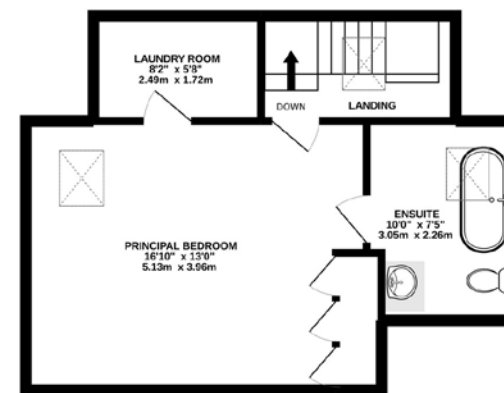
GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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