

Swim Brook Cottage

Knutsford Road, Mobberley



Stuart
Rushton
& COMPANY

A superb modern detached bungalow completed to an excellent standard in 2016, situated on the favoured side of the village, within easy reach of Wilmslow and Alderley Edge, standing within lovely gated gardens and grounds, including a paddock and a pretty pond, in around 1.7 acres.

The bungalow currently extends to just under 1000 square feet, with two en suite bedrooms, large main reception room with vaulted ceiling and open fire, spacious kitchen and morning room.

The property offers further scope to alter and extend, subject to obtaining any necessary planning permission.





The grounds boast electric sliding aluminium gates, pattern imprinted concrete drive with extensive off-road parking and has potential for a garage or timber car port (subject to planning). The large rear garden runs into a chestnut fenced paddock, with uninterrupted views and a picturesque pond.

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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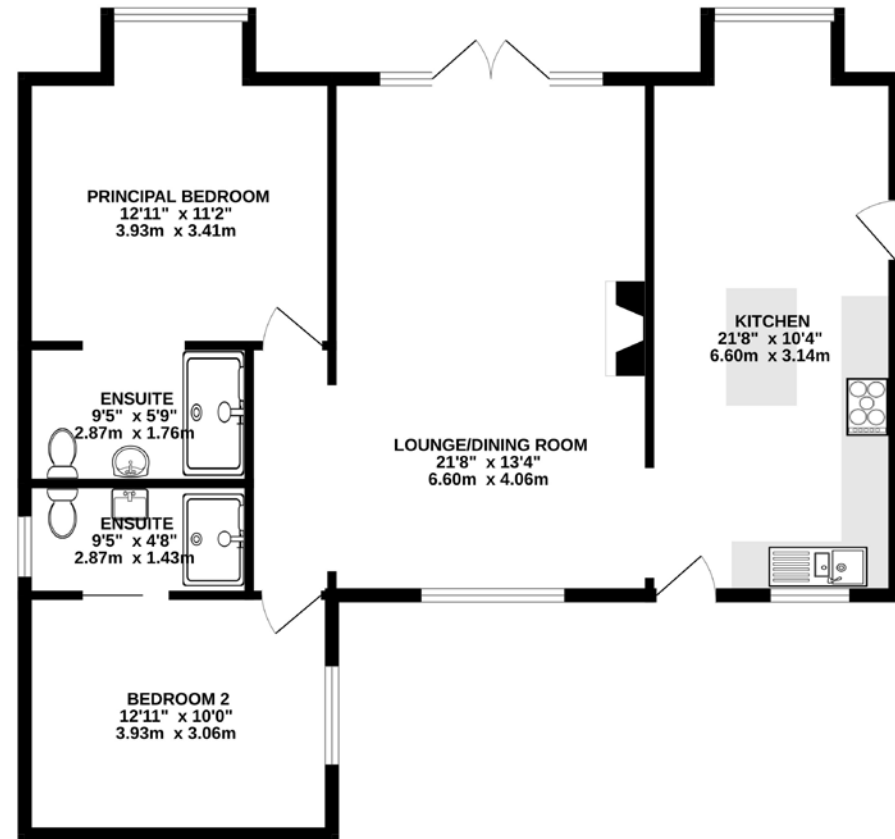
Knutsford Road
Mobberley
Cheshire WA167BJ

Price: £695,000
Tenure: Freehold
Local Auth: Cheshire East
Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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.EPC4U.COM			

945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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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