



Sevenoaks

Chester Road, Mere, Knutsford, Cheshire

£925,000

A most substantial spacious six bedroomed family residence, sitting within extensive private gardens and situated in much sought after Mere, a short distance from Knutsford and backing onto Mere Golf and Country Club.

With exceptionally spacious accommodation comprising, to the ground floor: front porch leading to a large entrance hall, family room, formal living room, conservatory, dining room, kitchen, downstairs WC and utility room with rear hall. First floor accommodation offers: six excellent bedrooms, master with large ensuite and further family bathroom.

Within large private gardens, Sevenoaks has a sizeable timber constructed 'pavillion' to the rear, ideal for use as a games room. To the rear of the property, there is a heated swimming pool and gated access to the golf course, whilst to the front of the property there is a gated driveway leading to three garages, providing parking for a number of cars. Early viewing advised to fully

Sevenoaks Chester Road, Mere, Knutsford, Cheshire

Ground Floor

Vestibule

Double timber doors leading in from the front of the property with window above and further window to the front / side elevation. Two obscured glass windows and oversized timber door to the hall.

Hall

A large hall with two obscured glass windows to the front vestibule. Decorative ceiling coving. Radiator. Staircase incorporating a half turn, leading to the first floor.

Living Room 6.43m (max) x 3.61m (21'1" (max) x 11'10")

Two windows to the front elevation and a range of windows to the rear ensure a very well lit, sizeable living room. French doors leading to a conservatory at the rear of the property. Feature fireplace with coal fire and marble effect hearth. Two radiators. TV point.

Dining Room 4.83m x 4.9m (max) (15'10" x 16'1" (max))

A large bay to the rear with French doors and a range of windows looking over the most attractive gardens. Decorative ceiling coving. Radiator.

Family Room 3.18m x 3m (10'5" x 9'10")

A double glazed window to the front elevation. Inset feature fireplace housing an attractive gas fire. Two sizeable inbuilt storage cupboards. Decorative ceiling coving. Radiator. TV point.

Breakfast Kitchen 5.08m (max) x 4.98m (max) (16'8" (max) x 16'4" (max))

Lovely 'L' shaped room, providing ample space for dining within. A comprehensive range of base and wall mounted units, with space allowed for oversized oven, automatic washing machine, tumble dryer and dishwasher. Part tiled walls. Radiator. Telephone point. Two windows to the rear elevation and a further window to the rear / side elevation.

Utility Area

Window to the rear elevation. Wall mounted 'Saunier Duval' central heating boiler. Some space allowed for appliances.

Rear porch

With access door to the rear of the property.

Double Garage 5.74m x 4.88m (18'10" x 16'0")

Large double garage with electric 'up and over' door to the front driveway. Power and lighting connected throughout. Belfast sink. Wall mounted meters housed within. Three windows through to a further single garage.

Single Garage

Single garage with door opening to the front of the property.

Conservatory 5.54m x 4.37m (18'2" x 14'4")

A superb addition to the living accommodation that Sevenoaks has to offer. Double glazed windows to three sides. French doors to the rear patio and further french doors to the side. Tiled flooring throughout. Ceiling fan. Part dado rail.

Timber Pavillion

A very large timber constructed pavillion, ideal for use as a games room, set a good distance from the main property and enjoying views over the gardens, with windows to all aspects.

Downstairs WC

With an obscured glass window to the side / front elevation. Low level WC and pedestal wash basin. Decorative dado rail and radiator.

First Floor

Landing

A spacious landing providing access to all bedrooms and the family bathroom. The four main bedrooms have been positioned to the rear of the property to ensure attractive views over the gardens. The landing has a large, shaped 'picture' window to the front elevation and further double glazed window to the front / side elevation. Decorative ceiling coving. Loft access hatch. Two radiators.

Master Bedroom 6.45m x 3.58m (21'2" x 11'9")

UPVC double glazed window to the front elevation and a range of windows, with French doors, to the rear 'sun terrace'. Two radiators. TV and telephone points. Decorative ceiling coving.

Master Ensuite

Window through to the master 'sun terrace', double glazed window to the front elevation and two further windows to the side ensure a very well lit room, all windows fitted with obscured glass. Suite comprising of low level WC, panelled bath with 'Mira' shower over and twin wash basins within a vanity stand. Part tiled walls. Shaver point. Radiator.

Master Sun Terrace

With full length windows to all sides and sliding glass windows to the rear elevation, allowing exceptional views over the fantastic rear gardens.

Bedroom Two 4.88m x 3.66m (16'0" x 12'0")

Large bay window to the rear elevation. Inset storage cupboard providing ample storage opportunities. Decorative ceiling coving. Radiator. TV point.

Bedroom Three 4.57m x 2.85m (15'0" x 9'4")

Window to the rear elevation and further window to the side elevation. Decorative ceiling coving. Radiator. Sink in vanity stand.

Bedroom Four 3.79m x 3.45m (12'5" x 11'4")

Two double glazed windows to the front elevation and further window to the side elevation. Decorative ceiling coving. Radiator.

Bedroom Five 3.48m x 2.87m (11'5" x 9'5")

Two windows to the rear elevation. Inset storage cupboard. Radiator.

Bedroom Six 3.3m x 2.57m (10'10" x 8'5")

Port hole window to the front elevation and further double glazed window to the front / side elevation. A range of fitted wardrobes. Radiator. TV point.

Bathroom

With a double glazed, obscured glass window to the front elevation and a bathroom suite comprising of low level WC, pedestal wash basin and panelled bath with 'Mira' shower over. Part tiled walls. Radiator.

Separate WC

Double glazed obscured glass window to the front elevation. Low level WC and radiator.

Exterior

The property is surrounded by private and extensive gardens with a heated swimming pool and timber pavillion to the rear. There is a substantial patio area and lovely lawned gardens providing gated access to Mere Golf Club. To the front of the property is a gated driveway providing parking for a number of vehicles and with access to a single and further double garage with electric 'up and over' door.

Directions

From Canute Square in the centre of Knutsford, proceed out along Manchester Road for some distance, before turning right at the end, into the A556 Chester Road. Continue through the initial set of traffic lights and 'Sevenoaks' can be found some distance along on the right hand side, clearly visible with our Reeds Rains for sale board.

Reeds Rains

The Estate Agent

www.reedsrains.co.uk

