

THE CROFT

LOWER WITHINGTON



Andrew J Nowell
& Company

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The Croft, Chapel Lane, Lower Withington SK11 9DE

An appealing refurbished and extended country property with high quality fittings throughout, open views and grounds extending to approximately 2.55 acres or thereabouts.



- Reception hallway
- Cloakroom with wc
- Drawing room
- Family room/sun room
- Playroom
- Study/studio
- Wet room
- Boot room/utility room
- Living dining kitchen
- 5 bedrooms
- 3 bathrooms (2 en-suite)

This charming detached property has been tastefully extended and remodelled, offering well-balanced, spacious family accommodation and enjoying high quality fittings throughout.

Planning permission for substantial carport, wine store and home office (ref 14/3617M) along with separate garden storage building (ref 14/4849M)





On the ground floor a room of particular note is the Living Dining Kitchen with bespoke units, natural stone worksurfaces and four oven Aga. There are a further three principal reception rooms and large rear orangery/family room with French doors leading to the rear garden.

DIRECTIONS:

From our Alderley Edge office proceed out of the village on the main London Road in a southerly direction. After approximately two miles, once reaching the Monk's Heath traffic lights proceed straight across towards Congleton on a continuation of the A34. Proceed past Capesthorne Hall and after approximately a further two miles turn right into Salters Lane. Continue along Salters Lane for approximately one mile, turning right at the crossroads into Chapel Lane. Continue along Chapel Lane and The Croft will be found after approximately ¼ mile on the right hand side.

The property is located in the charming rural area of Lower Withington, which has a wealth of local walks and renowned public houses within easy reach, including The Red Lion. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within easy reach, offering an excellent range of shopping, stylish boutiques and fine restaurants. The area has excellent local and private schooling and the motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.



To the first floor, the property has five generous bedrooms, three bathrooms, two en-suite which have been fitted with high quality sanitary ware and bespoke tiling. The property enjoys this quiet, rural setting with delightful open views from the first and second floors in the majority of the rooms.



The property is approached by a side driveway which provides excellent parking facilities. The formal grounds extend to around 1.5 acres and are laid out to lawns with stone flagged patio, hedging, trees and shrubs and with a further paddock to the front. The total land size is to approximately 2.55 acres or thereabouts.



GROUND FLOOR
 APPROX. FLOOR
 AREA 1861 SQ.FT.
 (172.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1479 SQ.FT.
 (137.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3341 SQ.FT. (310.3 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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