

THE PHEASANTRY

SOMERFORD BOOTHS



Andrew J Nowell
& Company

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The Pheasantry, Giantswood Lane, Somerford Booths CW12 2JR

An impressive, recently remodelled and extended country property with attached cottage and separate annexe, stabling. Grounds and paddocks to approximately 5 acres or thereabouts.



- Reception hall
- Cloakroom with wc
- Drawing room
- Dining room
- Study
- Dining kitchen
- Family room/sun room
- Utility room/laundry room
- 4 bedrooms
- 3 bathrooms, 2 en-suite
- Attached self-contained cottage
- Self-contained apartment
- Extensive stabling and garaging
- Ménage and grounds to approx. 5 acres

The Pheasantry occupies a highly desirable and sought-after quiet rural location with extensive formal grounds and paddocks to approximately 5 acres or thereabouts with wonderful open views beyond. Somerford is a charming rural location with wonderful local walks yet within easy reach of Congleton, Alderley Edge, Wilmslow and Knutsford. These centres offer an excellent range of shopping, with stylish boutiques and fine restaurants. The area is renowned for its 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.





The property has been carefully and sympathetically extended and remodelled by the current owners with the highest quality of fittings throughout. Features of particular note on the ground floor include the stone floored reception hall with cloakroom and wc off, impressive drawing room with traditional stone fireplace opening to the formal dining room, fitted study and dining kitchen with high quality bespoke units, deep granite worksurfaces and integrated appliances, family/sun room, enjoying the full aspect of the formal garden. To the first floor there are four good sized bedrooms and three bathrooms with high quality sanitary ware with a tasteful balance of contemporary and traditional fittings with high quality tiling. To fully appreciate the quality and detail a personal inspection is highly recommended.

In addition to the main house there is an attached annexe, ideal for live-in help/relative. The accommodation comprising of entrance hall/dining room, fully-fitted kitchen, lounge, two bedrooms and bathroom. There is a further self-contained apartment also with quality fittings with living dining kitchen, bedroom area and shower room. The apartment is opposite the stable block and ménage and would be ideal for full-time equestrian living.



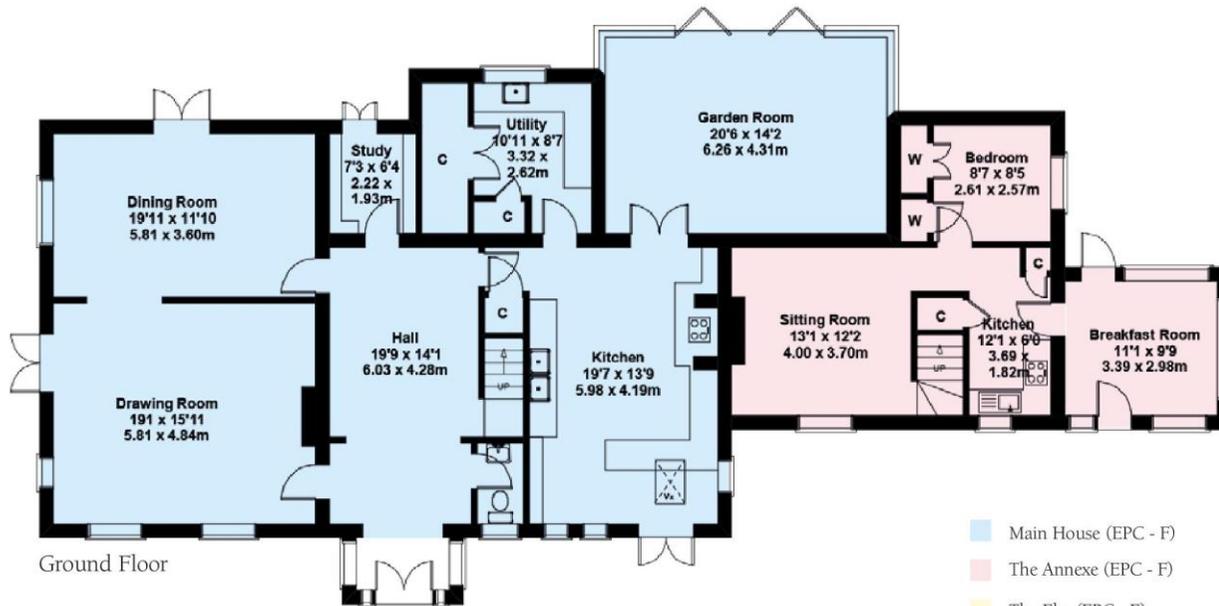


Externally the property is approached through electrically operated natural wood gates with a sweeping gravel driveway leading to the front courtyard which provides excellent parking facilities. The large garage with integrated gardener's room has a self-contained apartment above opposite the extensive courtyard with six timber stables and tack room. The undulating paddocks adjoin the ménage with further range of outbuildings. The formal grounds which surround the property have been meticulously maintained with sweeping lawns, stone flagged patio areas, and impressive raised pond, fully filtered with glass viewing wall. There is detailed dwarf Cotswold stone walling, rear garden with orchard and chicken run. The formal gardens and paddocks extend to approximately 5 acres or thereabouts.

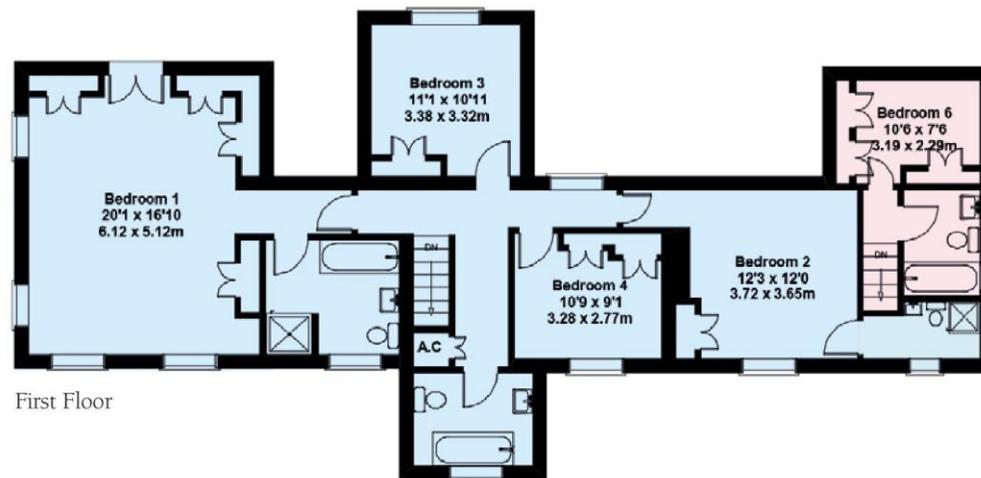


DIRECTIONS

From our Alderley Edge office proceed in a southerly direction on the A34 Congleton Road through Nether Alderley. Go straight through Monk's Heath and Siddington crossroads, continuing on the A34. On reaching the village of Marton, turn right down Bunce Lane, signposted Somerford and Swettenham. Proceeding to the end of the lane, turning right into Mill Lane and continuing to the end of the lane, before turning left into Giantswood Lane. Turn immediately right into a shared entrance drive, signposted The Pheasantry. Proceed to the end where the impressive timber electric gates of The Pheasantry will be seen in front of you.

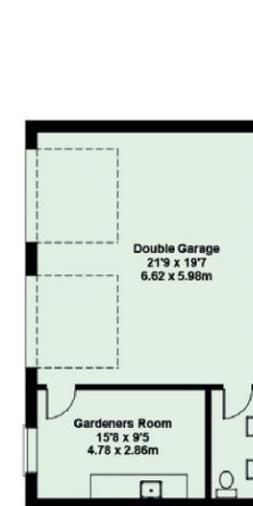


Ground Floor

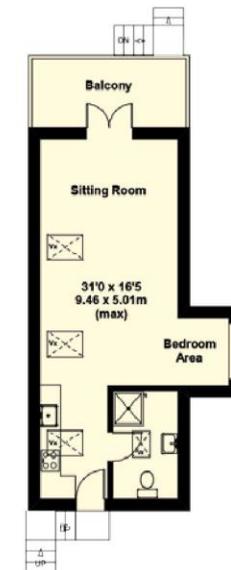


First Floor

Approximate Net Internal Area
 The main house – 231.86 sq m (2,495 sq ft)
 The annexe – 57.55 sq m (619.46 sq ft)
 The flat – 37.02 sq m (398.47 sq ft)
 Garage/gardeners store – 56.57 sq m (608.91 sq ft)
TOTAL – 383 sq m (4,122 sq ft)



Ground Floor



First Floor - The Flat

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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