

THE OLD SHIPPON

OLLERTON



Andrew J Nowell
& Company

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THE OLD SHIPPON, SCHOOL LANE, OLLERTON WA16 8SG

A charming detached period country property, tastefully extended and refurbished with high quality fittings, enjoying southerly facing grounds of approximately 1.8 acres.



- Reception hallway
- Formal sitting room
- Living kitchen
- Utility room
- Formal dining room
- Rear hallway
- Study
- Gym
- Studio
- Inner hall with cloakroom & wc
- First floor: four bedrooms
- Two bathrooms, one en-suite
- First floor: family media room
- Bedroom five
- Wet room

The Old Shippon has been tastefully and sympathetically extended and remodelled, offering well-balanced, spacious family accommodation with high quality fittings throughout. The drawing room and dining room have traditional fireplaces with cast iron multi-fuel stoves and the living kitchen has high quality bespoke units, granite work surfaces and range oven.





Rooms of particular note include the first floor media/games entertaining room with fitted bar, natural wood flooring and integrated cinema. There are five reception rooms/entertaining rooms on the ground floor which have been tastefully remodelled and designed to take full advantage of the period features of this property. The principal rooms take full advantage of the delightful southerly aspect, enjoying views across the formal grounds and paddock.

The Old Shippon is located in the charming and sought-after rural conservation area of Ollerton with wonderful local rural walks and the renowned public house, The Dun Cow. The more comprehensive centres of Alderley Edge, Knutsford and Wilmslow are within ten to fifteen minutes' drive, offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.



To the first floor there are four principal bedrooms, the master suite with dressing room, bathroom and further family bathroom. The sanitary ware is of a high quality traditional style with bespoke tiling. The property benefits from a comprehensive oil fired central heating system.

The Old Shippon is approached through brick walling with a hardwood electrically-operated gate with the front driveway providing excellent parking facilities. There is also a rear driveway which accesses the attached garage. The formal grounds and paddocks are laid out to lawn with trees and shrubs, extending to approximately 1.8 acres or thereabouts.



DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning on the left into Brook Lane. Continue along Brook Lane which becomes the Knutsford Road and after approximately 2 miles, after passing the Bird in Hand Public House, turn left into Faulkner's Lane. Continue along Faulkner's Lane towards Ollerton and, once reaching the crossroads, after approximately 1.5 miles turn left towards Chelford. Continue along the Chelford Road for approximately 0.5 miles, turning right immediately before the Aga showroom into School Lane. Continue along School Lane for about $\frac{3}{4}$ mile and The Old Shippon will be found on the left hand side.



TOTAL APPROX. FLOOR AREA 4763 SQ.FT. (442.4 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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