

FOXFIELDS

CHELFORD



Andrew J Nowell
& Company

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FOXFIELDS, PEOVER LANE, CHELFORD, SK11 9AL

A substantial detached family residence, offering well balanced spacious versatile accommodation with high quality fittings throughout. Separate annex, with grounds extending to approximately 1.37 acres enjoying a southerly rural outlook.

- Reception hallway
- Five bedrooms
- Cloakroom W.C
- Three bathrooms (2 en-suite)
- Music room/family room
- Master bedroom with dressing room & balcony
- Principle lounge
- Extensive mature grounds of approximately 1.37 acres, enjoying a charming southerly rural outlook to the rear, bordered by the local brook with substantial detached garage.
- Study
- Games room/gym
- Snooker room
- Outbuilding incorporating a self-contained suite and storage.
- Living, dining, kitchen
- Ground floor suite/bed 6 with shower room
- Utility room



Foxfields occupies a highly desirable and sought after semi-rural location, with extensive grounds and delightful southerly open views in the charming village of Chelford. The village has shops for day to day needs including the renowned Boons the butchers, Chelford Farm Supplies and public house, The Egerton Arms.

More comprehensive services of Wilmslow Alderley Edge and Knutsford can be found within 10 minutes' drive offering an excellent range of shopping and educational facilities with a wealth of good quality restaurants. The motorway network system, Manchester International Airport, Chelford railway station with intercity rail links are all within easy reach.



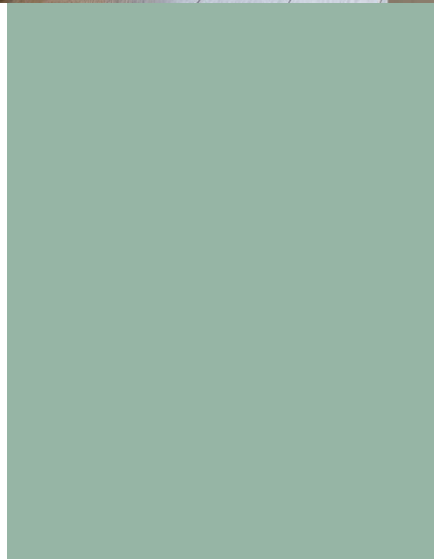


This substantial individual detached family house has extensive well balanced versatile accommodation with high quality fittings throughout. The features on the ground floor include the impressive living dining kitchen, with bespoke handmade David Lisle units, deep granite work surfaces, integrated appliances and AGA.

Double doors lead to the interlinking Orangery which enjoys the stunning southerly views. Music/family room and principle lounge with study, impressive games room/ gym, with French doors leading to the rear flagged patio area and separate snooker room. Self-contained guest suite with inter connecting shower room.

The property benefits from a comprehensive central heating system, double glazing and integrated audio system with ceiling speakers in the principle reception rooms.

To the first floor there are five generous bedrooms, three bathrooms (two en-suite). The master suite has a dressing room, bathroom and sliding French doors to a Juliet style balcony with wrought iron railings. The sanitary ware is a tasteful balance of traditional and contemporary high quality fittings with bespoke tiling.



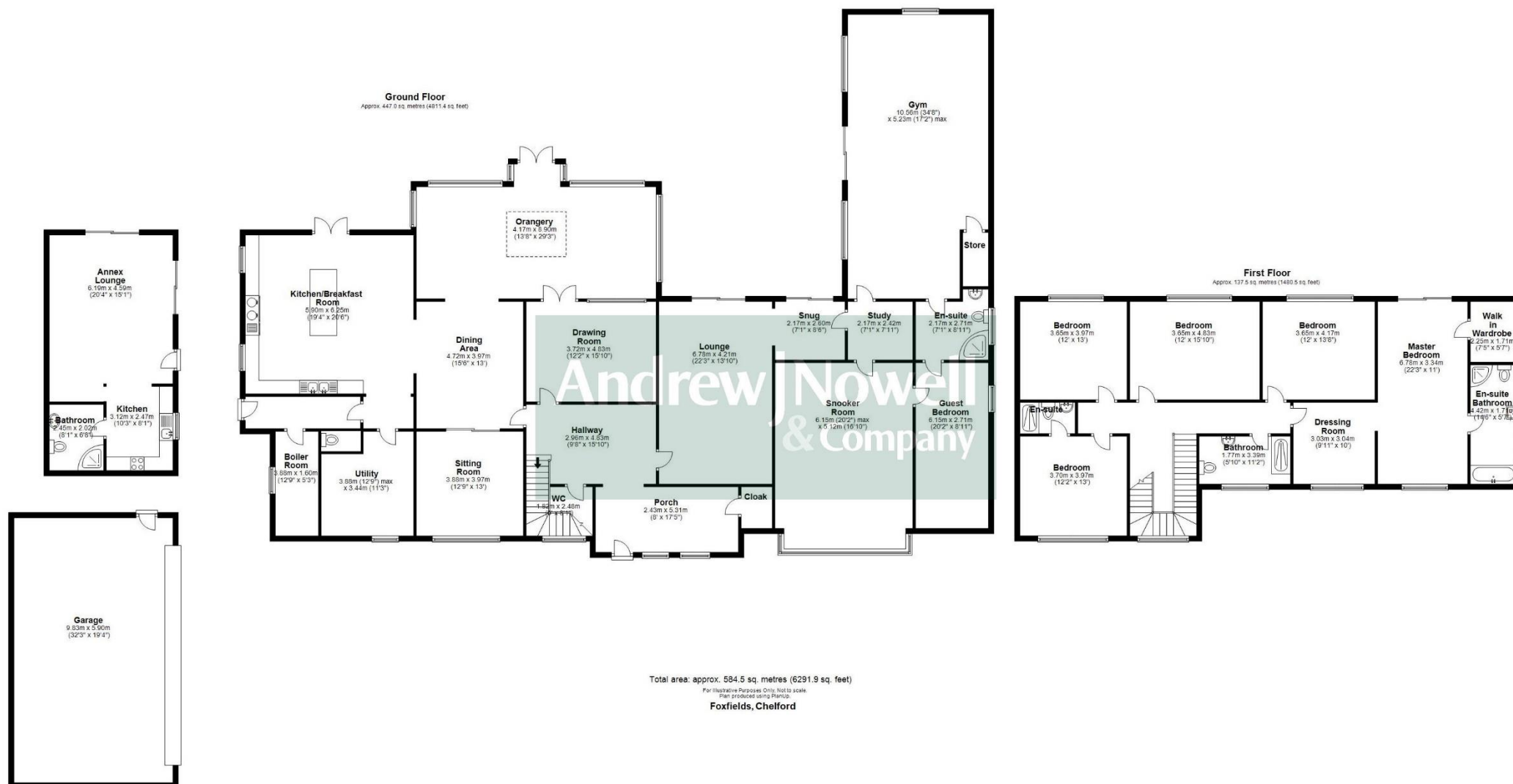
Externally the carriage driveway provides excellent parking facilities and leads to a substantial double garage. The extensive mature grounds of approximately 1.37 acres with sweeping lawns, mature trees and wonderful southerly outlook are bordered by the local brook.

The substantial York stone flagged patio extends to the side and rear. There is a substantial breeze house with thatched roof, a further detached outbuilding to the rear which has a self-contained guest suite currently used as a home office. The layout of the suite includes lounge, kitchen and wet room.



DIRECTIONS – SK11 9AL

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 first turning left into Ryleys Lane. Continue along Ryleys Lane which becomes Chelford Road and after approximately 2 miles once reaching the Chelford roundabout take the third turning by the side of the local store into Peover Lane, past the Cricket ground and Foxfields is the second property on the left hand side.





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