



Over Peover  
Boundary Lane



## The Property

This beautifully presented detached cottage offers a rare opportunity to own a fully remodelled, extended and refurbished character property blending contemporary design in the heart of the village. Particular mention must be made of the stunning, living dining kitchen with island unit, breakfast bar, stone worktops, bespoke wine display cabinet and bi fold doors to the garden, the master bedroom suite with Juliet balcony and en-suite four-piece bathroom as well as the beautifully appointed bedroom and living accommodation, separate utility space and study.

Located in a most sought-after position in the heart of Over Peover village, a short stroll to the renowned 'The Dog' public house, surrounded by open countryside whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached through electric timber gates on brick pillars over a golden gravel driveway, providing more than ample parking, leading to the detached double garage and front entrance with low level lighting and established planting. The gardens are a lovely feature of the property, being generous in proportions with a private, open aspect, offering panoramic views over adjoining countryside. Laid to lawn in the main with a range of well stocked borders, all fully enclosed by mature hedging and trees. Porcelain tiled patio area sweeps around the rear of the property, accessed to the living, dining, kitchen and provides ideal opportunity for alfresco dining and enjoying the stunning aspect.

## Directions

From Knutsford Town centre proceed along Toft Road (A50) for approx 2.4 miles. Turn left into Stocks Lane for just under a mile then turn into Grotto Lane which then becomes Boundary Lane for approx 1.5 miles and the property will soon be seen on your left.

## SUMMARY OF ACCOMMODATION

- An immaculately presented, bespoke, detached cottage refurbished to a very high standard
- Substantial & flexible living accommodation
- Open plan living dining kitchen with high quality integrated appliances & separate utility room
- Four generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Private gated driveway & detached double garage & store
- Superb views overlooking open countryside
- Located in a most sought-after position in the heart of Over Peover village, a short stroll to the renowned The Dog public house





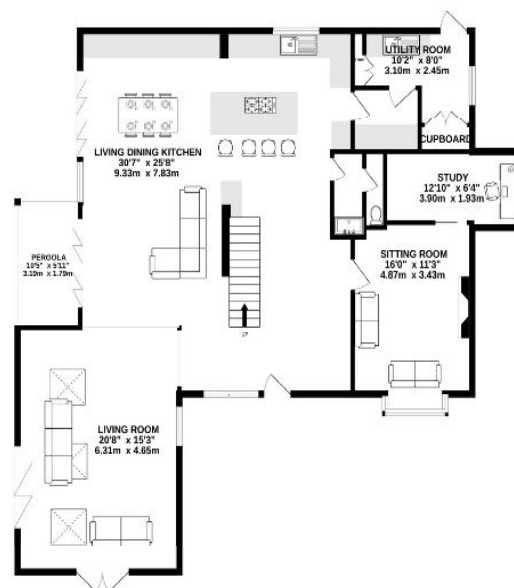


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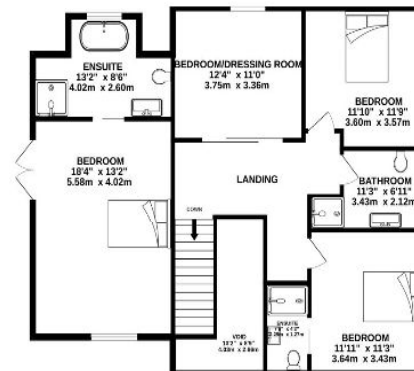


**Price – £1,650,000**  
**Postcode – WA16 8UJ**  
**EPC Rating – TBC**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**

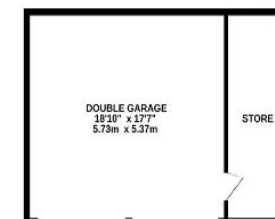
GROUND FLOOR  
1480 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR  
1072 sq.ft. (99.0 sq.m.) approx.



EXTERNALLY  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 2988 sq.ft. (277.6 sq.m.) approx.

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