



Plumley  
Oakwood House, Merry Farm Drive



## The Property

This bespoke detached property has been meticulously designed blending traditional and contemporary styling effortlessly with the use of high specification fixtures and fittings. Particular mention must be made of the Living Dining Kitchen which is a light and spacious room running from the front to back of the property with bi-fold doors to the garden, the large, triple aspect reception room with log burner and bi fold doors to the rear as well as the beautifully appointed main bedroom with large en-suite. Externally there is a detached annex providing great potential for a multitude of uses including home office, hobbies room, dependent relatives and older children and also has the benefit of solar panels. There has also very recently been planning permission passed for a detached outbuilding for use as a home gym, home office and garden store. Extending to over 2,800 sq. ft. with underfloor heating to the ground floor and bathrooms, a fully integrated smart network providing high speed data points, ultra 4K signal for TV's, uninterrupted WiFi throughout the property and a 10 year NHBC warranty (expires 2027).

Located in an ever popular position on the edge of the village, close to all local amenities and The Bells of Peover public House with far reaching views over adjoining countryside whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached through timber and aluminium electric gates over a golden gravel driveway, providing more than ample parking and turning space, leading to the front entrance and detached annex. The plot extends to 0.58 of an acre and is mainly laid to lawn with a range of mature trees and hedging giving a high degree of privacy. Large decked patio area sweeps around the rear of the property, accessed through the bi fold doors in the Living Dining Kitchen and Living Room, providing ideal opportunity for alfresco dining and enjoying the lovely aspect. Gravel pathway leads down to the rear of the gardens where a children's play area can be found with wood chip surfaces and picket fencing.

## Directions

From Knutsford Railway Station head south along Toft Road towards Holmes Chapel and proceed for approx. 1½ miles. Turn right on to Middlewich Road following signs to Middlewich and Lower Peover. Proceed for another 1½ miles and turn right in to Plumley Moor Road. Just after Plumleys Garden Centre, turn right on to Merry Farm Drive where, after a short distance, the property will be seen on your left-hand side.

## SUMMARY OF ACCOMMODATION

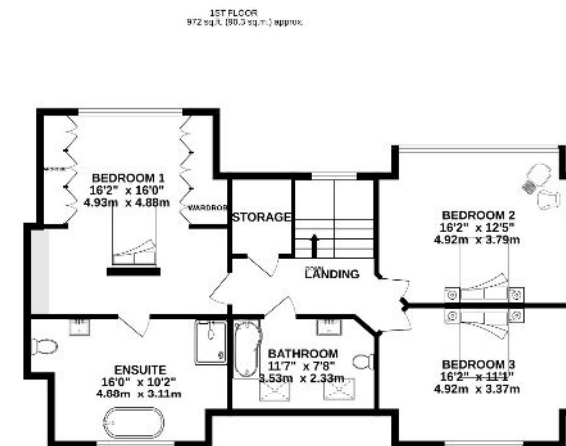
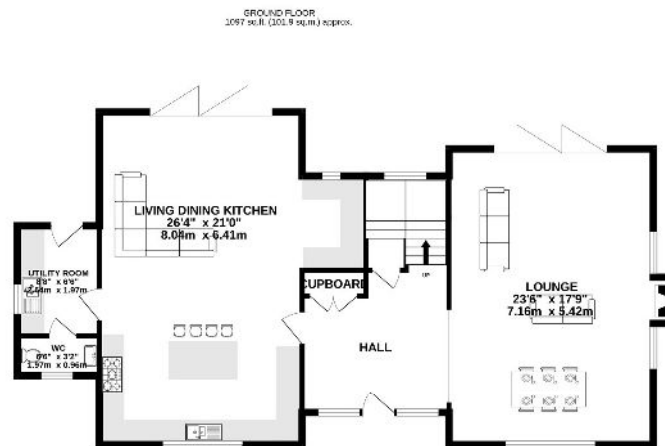
- This bespoke detached three bedroom property and separate detached one bedroom self-contained annex
- Spacious reception rooms and living accommodation throughout in all extending to over 2800 sqft
- Superb open plan living dining kitchen with integrated appliances & separate utility room
- Downstairs cloakroom/WC
- Three generous bedrooms and two bathrooms (one en-suite) in the main house
- Stunning, private gardens extending to 0.58 acre with patio, decking, extensive lawned area and gravelled path leading to children's play area with open countryside views, ideal for alfresco dining and entertaining
- Private gated driveway and more than ample parking
- Annex providing open plan living dining kitchen, spacious bedroom and shower room with the added benefit of solar panels







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ANNEX 1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



**Asking Price – £1,000,000**

**Postcode – WA16 9TD**

**EPC Rating - B**

**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band G**

**TOTAL FLOOR AREA : 2850 sq.ft. (264.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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