



KERFIELD HOUSE
CHELFORD ROAD, OLLERTON



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AN IMPRESSIVE GRADE II-LISTED STATELY FAMILY HOME JUST OUTSIDE KNUTSFORD WHERE GEORGIAN-STYLE GRANDEUR OFFERS LUXURIOUS INTERIORS AND CLASSICAL GARDENS.



DISTANCES

KNUTSFORD 2 MILES
ALDERLEY EDGE 6 MILES
WILMSLOW RAILWAY
STATION 6 ½ MILES
MANCHESTER AIRPORT
10 MILES
MANCHESTER 19 MILES
(DISTANCES
APPROXIMATE)

KEY SELLING POINTS

- Georgian-inspired 19th-century house
- Interior design by Holly Johnson Antiques
- Grand, classical style
- Regency-inspired entrance hall
- Bespoke kitchen
- Leisure suite including swimming pool and sauna
- 3 grand reception rooms
- 5 bedrooms encircling first floor gallery
- His and hers bathrooms in principal suite
- First floor library with adjoining 1-bedroom guest apartment
- A further 2-bedroom apartment on 2nd floor
- Landscaped garden with expansive terrace
- Bespoke greenhouse
- 4-car garage
- In all, approx. 2.83 acres

GUIDE PRICE £6,500,000





DESCRIPTION

A fascinating Georgian house in formal topiary surrounds, for any enthusiastic collectors of furniture and seasoned heritage homeowners, this property offers a perfectly proportioned example of classical design. Notwithstanding illustrious guests including the late Queen Elizabeth and Prince Philip, the present King Charles, and the Late Lord Mountbatten, first and foremost, this is a family home. Originally built circa 1860 as an L-shaped Victorian villa, the house was refigured in the Georgian classical format under the direction of Percy Scott Worthington who entirely rearranged the interior plan, squaring up the footprint and adding classical details such as a parapet and cupola to the roof.

There are rare and unique examples of Georgian design throughout. For instance, the symmetrical designed hallway has a sweeping double staircase set within ionic pilasters. The hallway and landing are central to the whole floorplan with the three main entertaining reception rooms leading from here. In the dining room sits a George III pine fire surround carved with cupids, circa 1780. There is a useful fully fitted adjacent butler's pantry. The yellow summer salon is decorated with de Gournay

wallpaper panels and houses a magnificent pair of 18th-century pediment doorways either side of a carved Georgian Fireplace. The oak panelled winter reception room (presumed Victorian) has an element of 'conceal and reveal' with a clever folding panel hiding the TV.

Created by Knutsford-based interior design studio Holly Johnson Antiques, each room has individual period character. In the manner of Clive Christian, the kitchen is bespoke. This adjoins a chic family lounge with mirrored alcoves and a light-filled breakfast room. There are seven bedrooms in total; five of which are on the first floor and of these, four are en suite. Accessible from the back stairs are an enclave of rooms, including a library, kitchen, fifth bedroom and bathroom. Continue to the second floor and there is a self-contained apartment that consists of two bedrooms, kitchen, dining room, lounge, and bathroom. With the beautiful arrangement of rooms that encircle the entrance hall, a large entertaining sun-decked terrace from the main salon, and a good-sized Roman-inspired indoor pool, this is a great house for entertaining. However, at its heart it remains a wonderful family home.

























GARDENS & GROUNDS

Set in admirable grounds just shy of three acres, the property is accessed via a direct drive from Chelford Road or a more meandering approach a little further along, both secure. A garden surrounds the house, each elevation with a distinct personality. At the rear, a bespoke greenhouse leads to a fabulous topiary garden and broad terrace. A lower paved garden, complete with a pool, lies at the front, enhancing the sense of privacy and romantic garden feels. There is a four-car garage and additional parking besides.









PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: TBC

Services: Mains gas central heating, mains electricity and water. Septic tank drainage. Security gates to drive. Each of the reception rooms and windows are alarmed individually with motion sensors.

Local Authority: Cheshire East Council.

Telephone: 0300 123 5500.

Council Tax: Band H. £4,356.92 payable for 2024/25.

DIRECTIONS (WA16 8RD)

WHAT3WORDS: plump.footballers.rosier

LOCATION

Chelford Road in Ollerton combines prime positioning with a sense of privacy. While the house is set off a main road, the presence of fields directly across gives a distinctly rural feel. The location offers outstanding transport links, with nearby stations providing direct services to Manchester in under an hour and London in just over two. The area is well-served by local schools, including both primary and secondary options, making it a practical and well-connected base for commuters and families alike.



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TOTAL APPROX. FLOOR AREA 12,815.98 SQ FT / 1,190.64 SQ M

HOUSE 11,464.35 SQ FT / 1,065.07 SQ M

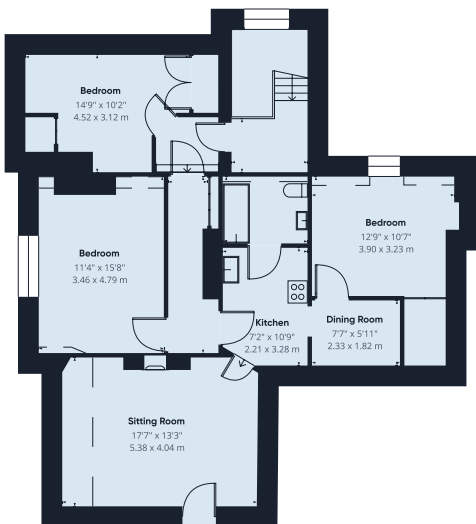
OUTBUILDINGS 1,315.63 SQ FT / 125.57 SQ M



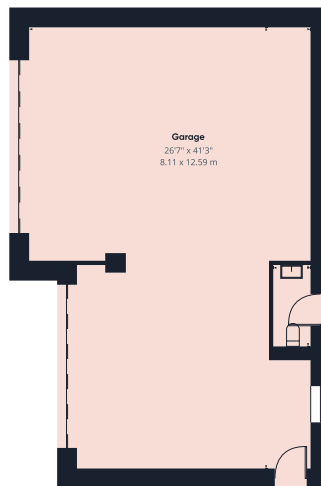
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



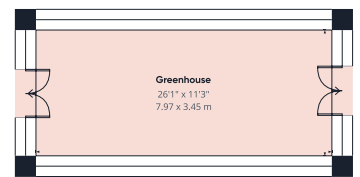
First Floor



Second Floor



Garage



Greenhouse

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com



35 King Street, Knutsford, WA16 6DW
01565 757000
enquiries@srushton.co.uk
srushton.co.uk

 **Stuart
Rushton**
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