







17a Pheasant Walk

High Legh, Knutsford

Nestled in a picturesque setting, this beautifully refurbished 5-bedroom detached house offers a blend of classic charm and modern convenience, making it the ideal family home. Boasting extensive accommodation, the property provides great flexibility, catering to various lifestyle needs.

Beyond the most attractive facade, upon entering, residents are greeted by the welcoming entrance hall which flows through to a stunning living kitchen/diner that serves as the heart of the home, perfect for hosting gatherings or enjoying family meals. The space seamlessly flows out to the beautiful gardens, creating a serene ambience. For formal entertaining, the fabulous lounge offers ample room for a selection of furniture, providing a sophisticated setting for guests to relax.

The ground floor features a versatile ensuite bedroom, which could also serve as an additional reception space, ideal for guests or as a private retreat. Upstairs, the property comprises four bedrooms serviced three bathrooms, ensuring residents have ample space and privacy. A convenient downstairs WC adds to the practicality of the home.



Externally, the property offers extensive parking space for multiple vehicles, along with a detached double garage providing additional storage options. The generous wrap around garden has been attractively landscaped to enjoy the sunshine and benefits from great privacy. Situated in a quiet yet convenient position, the residence is perfectly located for easy access to nearby towns and villages, offering a peaceful retreat from the hustle and bustle of every-day life.

One of the standout features of this property is its proximity to highly sought-after school catchments. These including prestigious institutions in Lymm, Altrincham, and Knutsford plus the highly prized The Grange School in Hartford, which also enjoys a daily bus from very nearby, making it an excellent choice for families looking to provide a top-tier education for their children.

Council Tax band: G

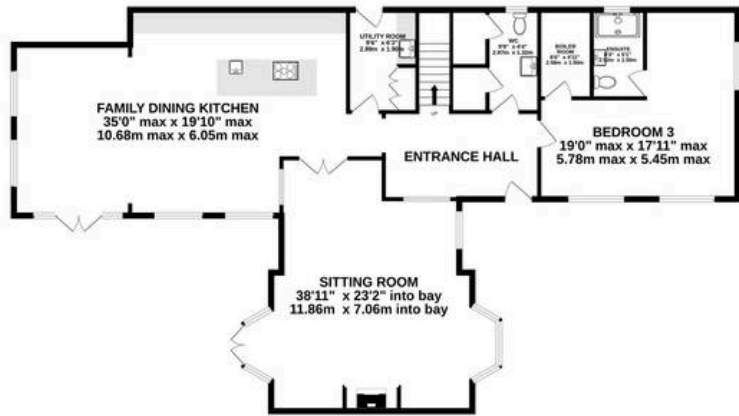
Tenure: Freehold

EPC Energy Efficiency Rating: C

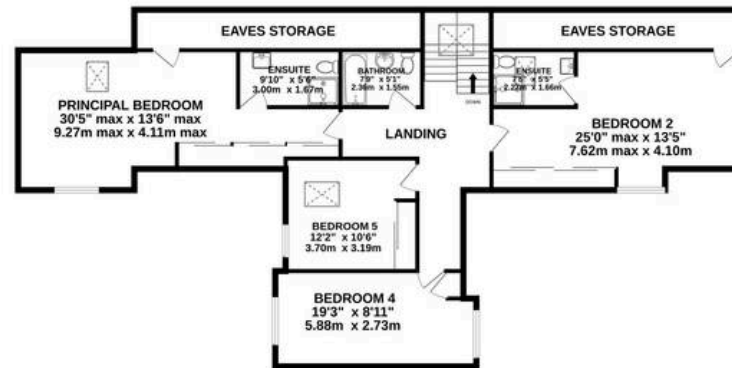
- A beautifully refurbished detached family residence
- Extensive accommodation with great flexibility
- Five bedrooms serviced by four bathrooms and a downstairs WC
- A stunning living kitchen/diner opening out to the beautiful gardens
- Quiet yet convenient position, ideal for nearby towns and villages
- Highly sought-after school catchments, including Lymm, Altrincham and Knutsford



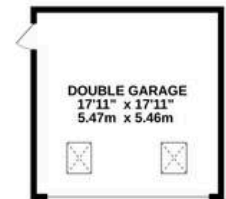
GROUND FLOOR
1874 sq ft. (173.5 sq.m.) approx.



1ST FLOOR
1415 sq ft. (131.4 sq.m.) approx.



221 sq ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 3410 sq.ft. (316.8 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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