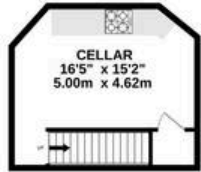


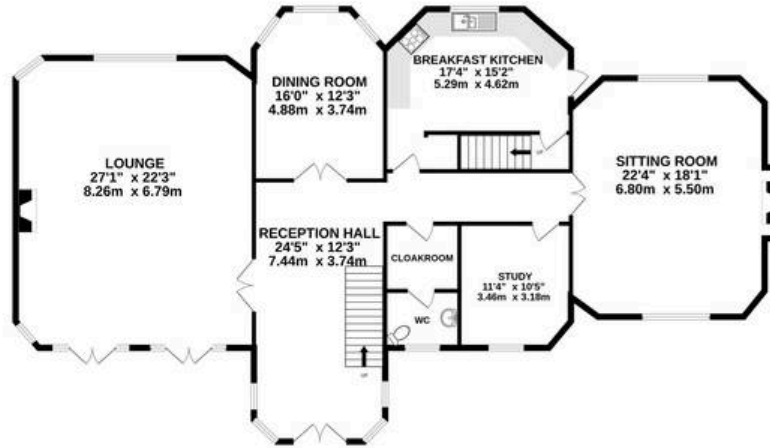




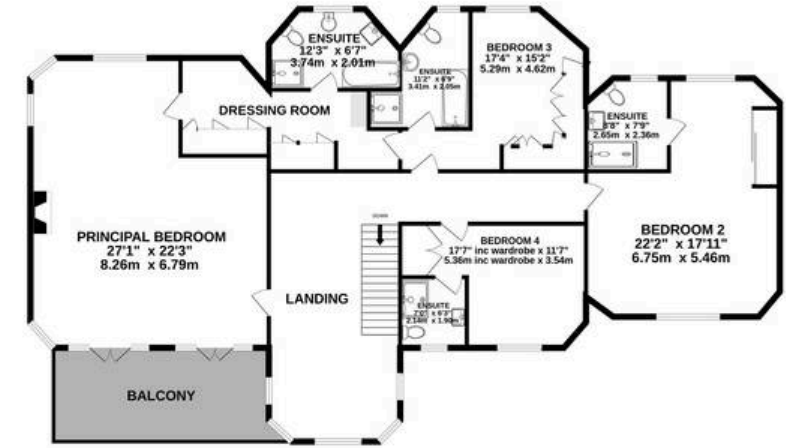
BASEMENT
251 sq.ft. (23.4 sq.m.) approx.



GROUND FLOOR
1399 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR
1997 sq.ft. (185.5 sq.m.) approx.



TOTAL FLOOR AREA : 4247 sq.ft. (394.5 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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Sula House

High Legh, nr Knutsford

A very impressive large modern detached house with a fully separate two bedroom annex, situated in a sought after semi rural parish between Knutsford and Lymm, within a charming, private and secure walled garden of nearly 1.2 acres.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An impressive large modern house with separate annex and superb garaging, in all over 5500 square feet
- Private and secure location in superb, gated landscaped walled gardens of 1.2 acres
- Main house with four bedrooms, four bathrooms and four reception rooms, 4247 square feet
- Detached, recently refurbished two bedroom bungalow, 1367 square feet
- Large detached garage building with roller door, 1414 square feet



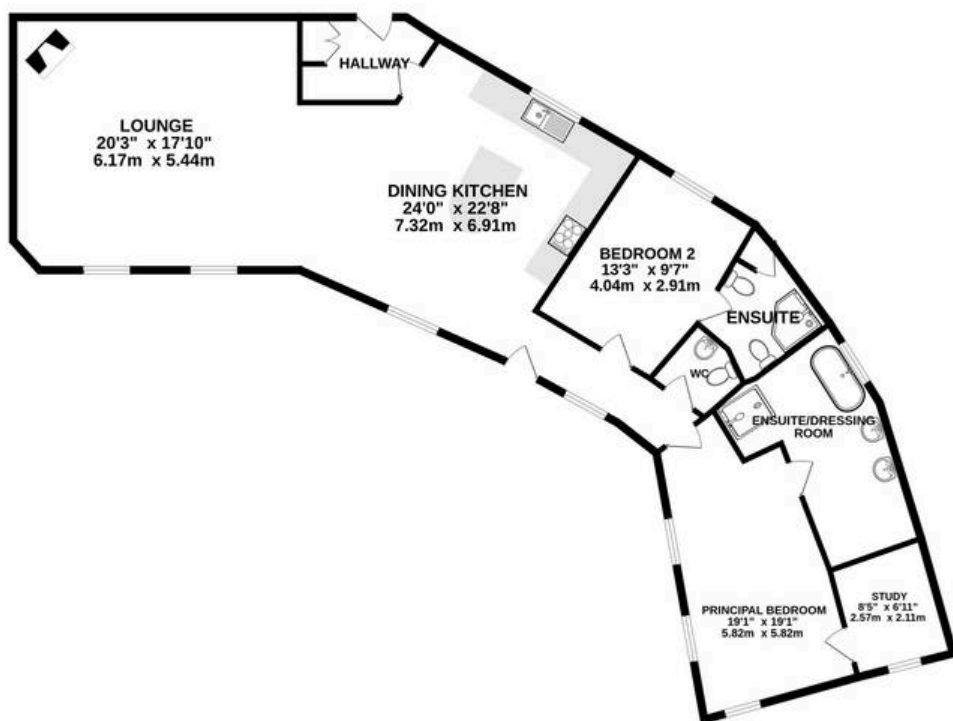




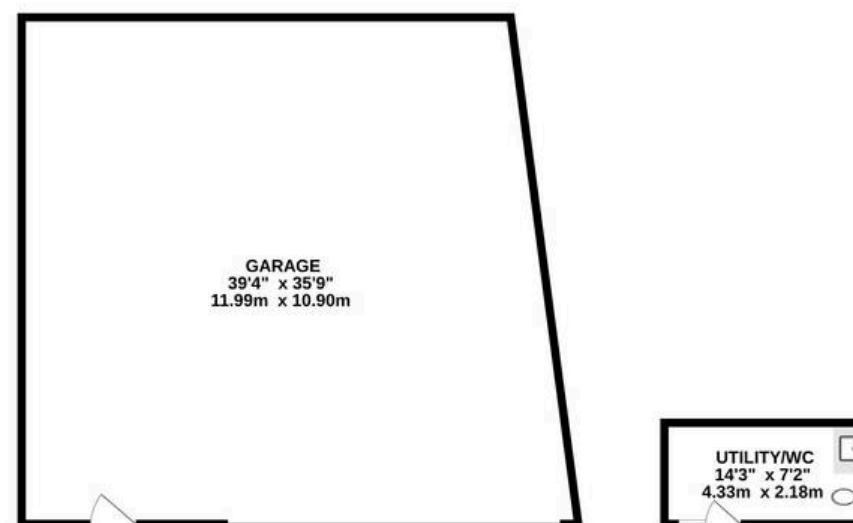




ANNEXE
1367 sq.ft. (127.0 sq.m.) approx.



OUTBUILDINGS
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA : 2790 sq.ft. (259.2 sq.m.) approx.

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