





# Roebuck Farm Green Lane

Knutsford

A fabulous, high specification and immaculately presented modern detached house completed in 2015 to an attractive Georgian design, in all over 3500 square feet, situated on the rural outskirts of Knutsford within extensive gated landscaped gardens and grounds, in all about 0.87 acres. Council Tax band: TBD

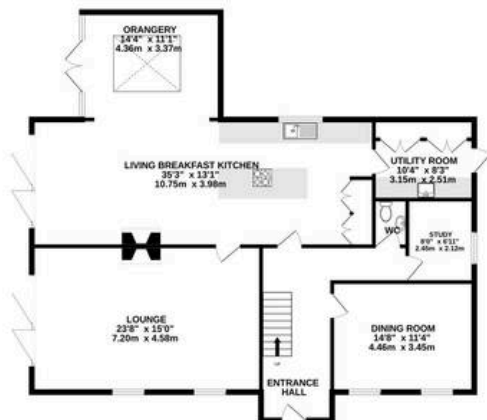
Tenure: Freehold

EPC Energy Efficiency Rating: C

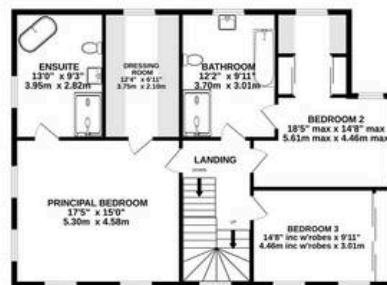
- Immaculate modern detached house on the outskirts of town
- Beautiful landscaped gated gardens and grounds of 0.87 acres
- Five bedrooms, three bathrooms and four reception rooms
- Gated driveway, excellent parking and detached double garage with room over



GROUND FLOOR  
1446 sq.ft. (134.4 sq.m.) approx.



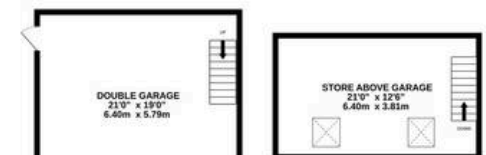
1ST FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



2ND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 3670 sq.ft. (340.9 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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