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## Rostrevor, Mereside Road, Mere

An impressive detached modern residence of nearly 5,000 sq ft, showcasing striking exposed oak timber throughout and set within beautifully landscaped, gated grounds of approximately 0.62 acres—one of the largest plots on this sought-after stretch of Mereside Road.

The spacious, well-balanced accommodation includes a dramatic double-height reception hall, elegant drawing room with feature fireplace, snug, and an exceptional kitchen/breakfast/family room, supported by a utility and boot room. The integral double garage offers potential for conversion, subject to consent.

The upper floors feature a galleried landing, luxurious principal suite with front and rear balconies enjoying far-reaching countryside views, three further bedrooms (two en suite), a family bathroom with sauna and steam shower, and a fifth bedroom on the second floor.

Externally, a gated driveway provides ample parking, while the gardens offer expansive lawns, an entertaining terrace, covered pergola/deck, and superb refurbished outbuildings ideal for a gym or home office, with additional storage and laundry facilities.

Mereside Road is one of the area's most prestigious addresses, ideally located between Hale/Altrincham and Knutsford, close to Mere Golf Resort and enjoying open views to the front.





## Rostrevor, Mereside Road, Mere

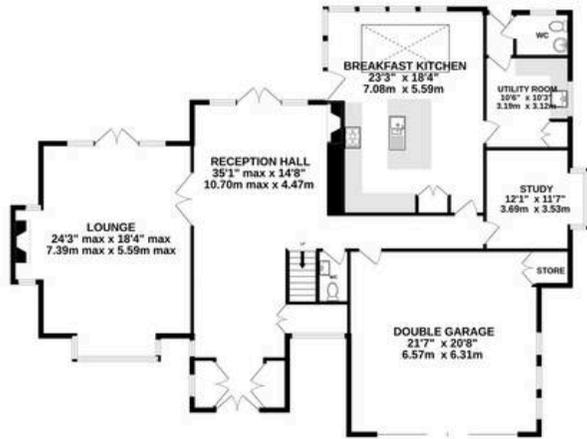
- Lovely modern detached house in superb landscaped gardens, about 0.6 acres
- Spacious and flexible accommodation reaching to over 4800 sqft
- Five bedrooms, four bathrooms and four reception rooms
- Immaculate interiors with impressive double height hallway
- Newly refurbished and air-conditioned gym
- Gated grounds, double garage, useful garden buildings including newly refurbished gym and laundry room
- Lutron lighting system throughout
- Underfloor heating to the ground, first and second floors



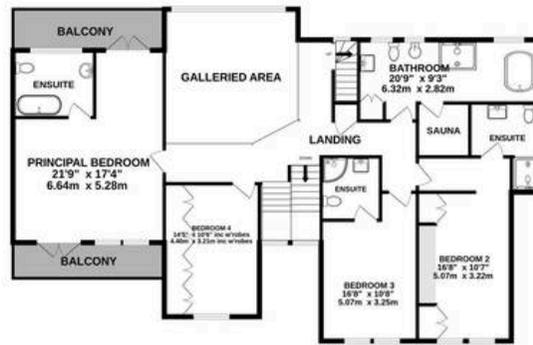




GROUND FLOOR  
2153 sq.ft. (200.0 sq.m.) approx.



1ST FLOOR  
1729 sq.ft. (160.6 sq.m.) approx.



2ND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



OUTBUILDINGS  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 4851 sq.ft. (450.7 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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