



**Caldwell House** Caldwell Gardens, Chelford Road, Knutsford, Cheshire WA16 8LU

The most beautiful semi-detached period cottage within easy reach of the town and station, adjacent to the Legh Road Conservation Area, re-modelled and completely refurbished throughout with great style, wonderful quality and meticulous attention to detail.



Caldwell House is a stunning period property occupying a superb position on Chelford Road adjacent to the Legh Road Conservation Area and only a short walk in to the town centre. The property has been completely remodeled and beautifully refurbished to an extremely high standard, with exceptional care and attention to design and quality.

Internally, the principal reception accommodation comprises of a stylish sitting room which is located at the front of the house with aged American oak flooring throughout, a cast iron stove in a painted faux marble surround and dual aspect windows with fixed shutters including an attractive half bay which overlooks the beautifully landscaped front garden.

The generous dining kitchen is located across a central hall, to the rear of the house enjoying access out into a pretty walled courtyard garden, via twin French doors which sit astride a glazed main entrance door, providing exceptional natural light.

The kitchen is fitted with a bespoke range of hand painted Shaker style cabinets surmounted with marble worktops including a double sized island. Integrated appliances include an induction hob, double oven and a contemporary flush to ceiling extractor fan, as well as a dishwasher, integrated drawer fridge and freezer. A large Belfast sink with Perrin & Rowe taps, spray and Quooker hot tap completes the kitchen.



Beyond the kitchen is a rear hall utility space with all essential plumbing for white goods within an antique armoire, which has been modified to accommodate the appliances and boiler.

From the rear hall there is a cloakroom fitted with a period style two-piece suite and a study which could also be utilized as a snug, and is fitted with a quality range of hand painted office furniture and parquet flooring, with a box bay window again enjoying lovely views over the front garden.

From the central reception hall, a turning flight staircase leads to the first floor level, to a spacious landing with a seating area in to a half bay window with fixed shutters.



The master bedroom is of a generous size, enhanced by high vaulted ceilings. The bedroom has dual aspect windows to the rear and side gardens and is fitted with an extensive range of bespoke wardrobes with reclaimed doors. The master bedroom benefits from a compact but beautiful en-suite shower room comprising of a marble tiled floor and shower enclosure which complements a French marble topped vanity wash basin and WC.

There is a good sized double second bedroom with vaulted ceiling, original beams and bespoke fitted wardrobes, bedroom three being smaller again with vaulted ceiling, original beams and fitted wardrobes and both share the use of a stylish shower room finished in wonderful wood effect porcelain tiles and fitted with a quality suite comprising a double shower enclosure, wall hung vanity wash hand basin and a concealed cistern WC.

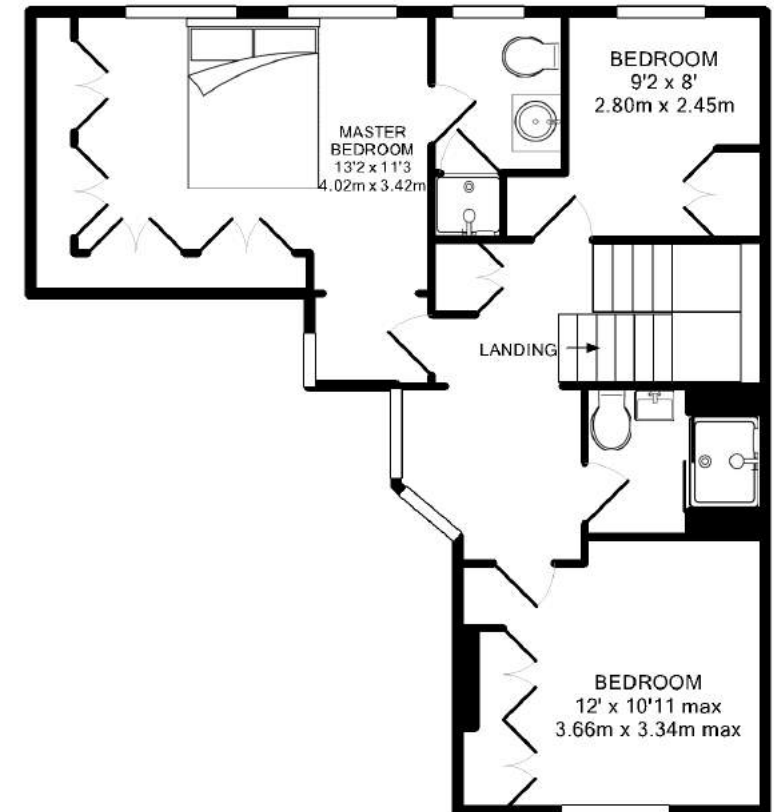
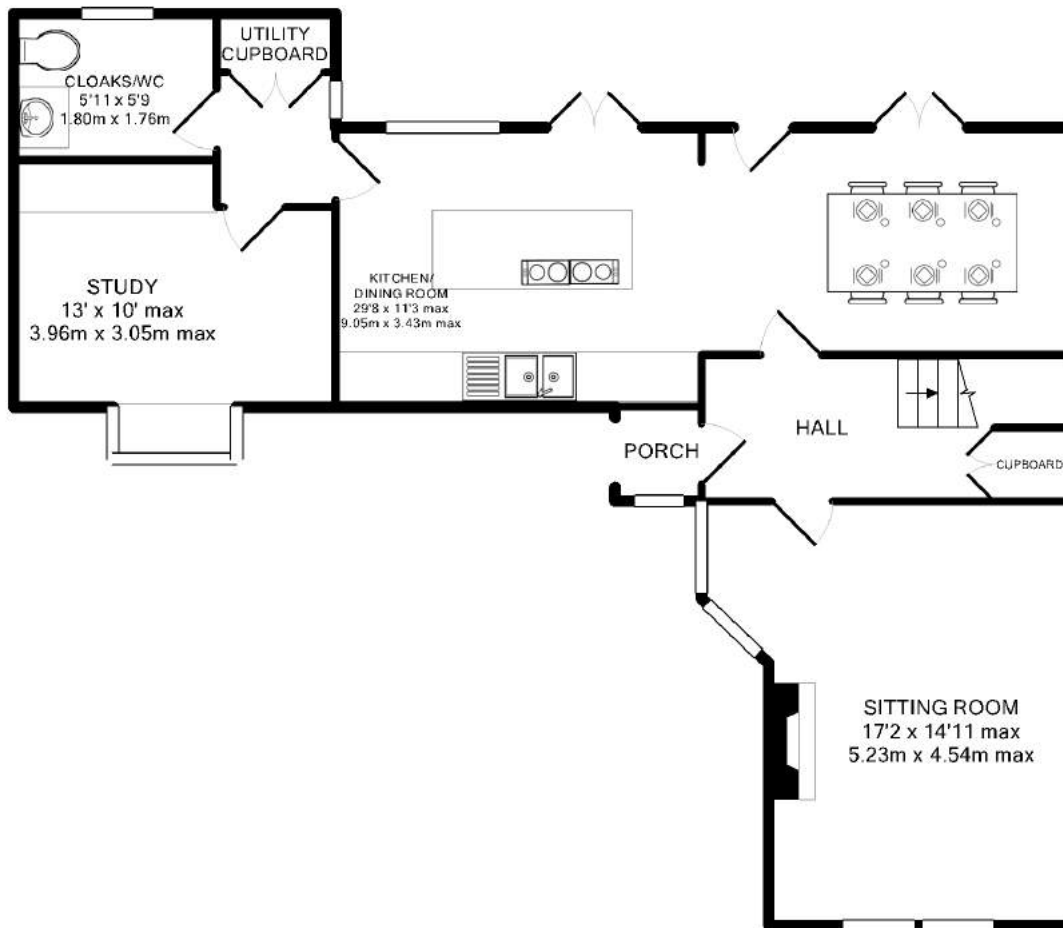


Externally, there are gardens to both the front and rear, which have been landscaped with box hedging and topiary trees in an Italian courtyard style, stone flagged patios and pathways create attractive outdoor spaces requiring the minimum of maintenance, armoured cabling is installed to enable subtle lighting to both gardens with the addition of external power points and outside water taps front and back.

To the rear of the property is a secluded courtyard where there is a single garage which has been dry lined with heating and independent power points, the roof of the garage has also been converted giving additional storage. Whilst there is parking for one vehicle on the courtyard, off-road parking space can be accessed from Balmoral Close. To the side of the garage is a bespoke garden shed.







GROUND FLOOR  
APPROX. FLOOR  
AREA 845 SQ.FT.  
(78.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1467 SQ.FT. (136.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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