

MARSTON OLLERTON



Andrew J Nowell
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MARSTON, SEVEN SISTERS LANE, OLLERTON, WA16 8RL

An individually designed detached country property standing in large mature gardens with just over 4,000 square foot of living accommodation. High quality fittings throughout.

- Reception hallway
- Principle drawing room
- Dining room
- Living dining kitchen
- Utility room
- Study
- Cloakroom with wc
- Spacious landing
- Master bedroom with en-suite bathroom & dressing room
- 4 further bedrooms
- 3 bathrooms (2 en-suite)
- Triple garage with games room/home office above



Marston is an impressive individual county house constructed in 2002 with rendered elevations under a slate roof. The property offers spacious well balanced family accommodation to just over 4,000 square feet with high quality fitting throughout. The principle drawing room is just over 20ft square with traditional style fire place natural oak flooring and double French doors to the rear patio.





On the ground floor in addition to the principle drawing room there is an impressive recently refitted living dining kitchen with high quality painted bespoke units, deep granite work surfaces, high quality integrated appliances with a limestone flagged floor. In addition there are a further two reception rooms, utility room and cloakroom with wc. The impressive hallway with staircase leading to the galleried landing with vaulted ceiling.

The property is located in charming and sought after area of Ollerton with wonderful local walks and renowned public house the Dun Cow. The more comprehensive centres of Alderley Edge, Knutsford and Wilmslow are within 10 to 15 mins drive offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are within easy access.



To the first floor the five bedrooms are approached off the galleried landing with the large master suite having a dressing room and contemporary style bathroom with limestone tiling. There are four further generous bedrooms, two shower rooms and family bathroom with a balance of traditional and contemporary fittings and bespoke tiling.

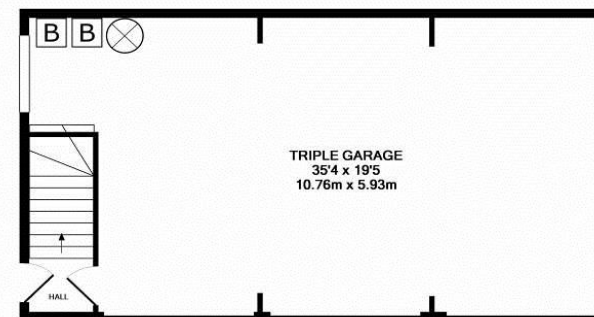
The property is approached through double electric gates with a shingle driveway providing excellent parking facilities and leading to the substantial triple garage. The garage has a home office/games room above which could be converted into a self-contained suite ideal for a teenager/elderly relative subject to the necessary planning consent.

The large secluded mature gardens surround the property with lawns, trees, shrubs, hedging and large rear decking.

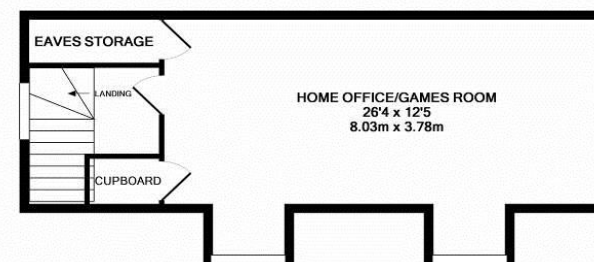
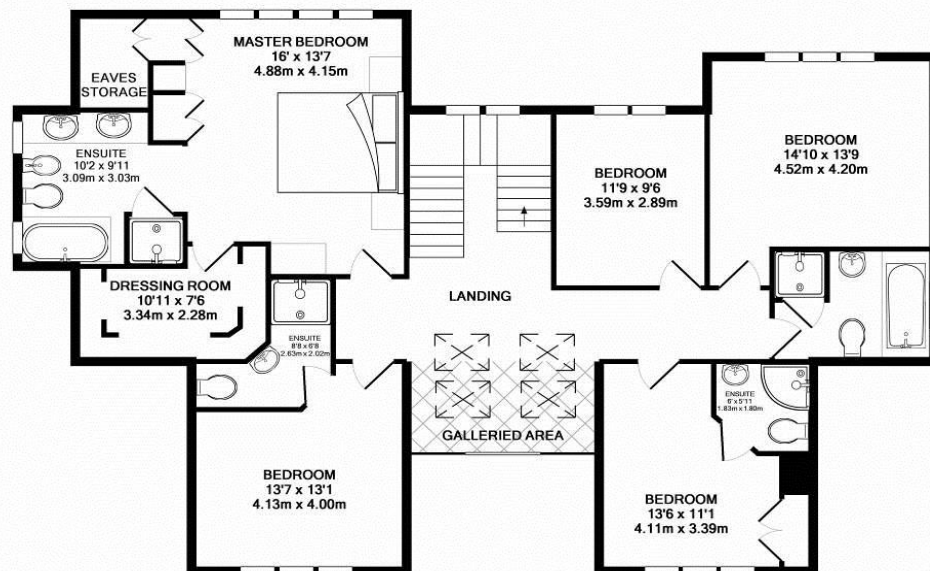


DIRECTIONS - WA16 8RL

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane which becomes the Knutsford Road and after approximately 2 miles after passing the Bird in Hand public house turn left into Faulkners Lane. Continue along Faulkners Lane towards Ollerton. After approximately one mile once reaching the cross roads proceed straight across into Seven Sisters Lane. Marston will be found a short distance on the right hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 2241 SQ. FT.
(208.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1863 SQ.FT.
(173.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 4105 SQ.FT. (381.3 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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