



**RAVENSWORTH**  
ESTATE AGENTS WITH A DIFFERENCE

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## Spinney View, Warren Avenue, Knutsford, WA16 0AJ

This exceptional detached family home occupies a secluded and sought after position behind Ladies Mile, enjoying a private secure pedestrian access to the Heath. Built in recent years within the former grounds of a neighbouring property on Spinney Lane, the sale of this property offers a rare opportunity to acquire a substantial home close to the heart of the town yet enjoying valued seclusion and privacy. The property was built to exacting standards and remains a well presented and maintained luxury home. The accommodation comprises entrance hall, WC, triple aspect sitting room, dining room, family room open to the large kitchen/breakfast room, office and utility room to the ground floor. To the first floor, the generous master bedroom has an en suite shower room and walk-in wardrobe. There is a further guest suite with en suite and one of the three remaining bedrooms also enjoys en suite facilities. A family bathroom completes the first floor accommodation. The property stands surrounded by its own grounds including well manicured gardens, generous drive and double garage.

**PRICE £725,000**

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## **LOCATION**

Situated close to the charming market town of Knutsford and just a short walk from the bustling heart of King Street with its range of restaurants and boutiques. This property is situated behind The Heath amongst some of the town's most established homes. Knutsford remains one of Cheshire's most sought after locations, conveniently situated for commuters yet retaining immense character. The railway station linking Chester and Manchester is within walking distance and the M6 and M56 motorways are just a few miles distant, as is Manchester airport. Close by stand the grounds of Tatton Park and a variety of other leisure pursuits are available within the immediate area.

## **DIRECTIONS**

From Knutsford town centre, take the Northwich Road turning right into Ladies mile just past the Heath. After a short distance turn left and right at the mini roundabout onto Warren Avenue. Continue to its conclusion where electric gates and intercom access mark the entrance to Spinney View.

## **ACCOMMODATION**

### **STORM CANOPY**

Courtesy light. Solid oak front door, opening to:

### **ENTRANCE HALL**

Double glazed windows flanking the front door. Spacious cloaks cupboard. Stairs to first floor with under stair storage. Solid oak floor. Recessed downlighters. Double oak doors to sitting room.

### **WC 5'5" (1.69m) x 4'6" (1.43m)**

Opaque double glazed window to front aspect. White suite of WC and wash hand basin. Heated towel rail. Recessed downlighters. Return door to utility room.

### **SITTING ROOM 19'9" (6.09m) plus bay x 12'0" (3.67m)**

A triple aspect room with double glazed bay window to front aspect, French doors to patio and garden at rear and windows to either side of the fireplace recess. Freestanding, cast iron multifuel stove with granite hearth under. Recessed downlighters. Television point.

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**DINING ROOM 13'7"(4.18m) x 9'7"(2.96m)**

Double glazed French doors to rear aspect, leading onto patio and garden beyond. Fireplace recess with gas living flame fire inset. Recessed downlighters.



**OFFICE 9'7"(2.96m) x 5'8"(1.79m)**

Double glazed window to rear aspect. Recessed downlighters.

### **KITCHEN/BREAKFAST ROOM 19'9"(6.09m) x 11'5"(3.53m)**

Double glazed French doors to rear aspect opening onto the patio and garden beyond. Comprehensively fitted with a range of contemporary styled oak wall and base units under a granite worksurface with island breakfast unit. Franke one and a half bowl stainless steel sink with mixer tap. Stainless steel Rangemaster five ring gas range cooker with electric ovens and matching extractor hood over. Integrated Bosch dishwasher and microwave. Integrated stainless steel American style fridge/freezer. Limestone effect ceramic tiled floor. Over work surface lighting and recessed downlighters. Open to:



### **FAMILY ROOM 13'0"(3.97m) x 11'1"(3.41m) plus bay**

Double glazed bay window overlooking garden to rear aspect. TV point. Recessed downlighters. Return door to hall.

### **UTILITY ROOM 11'9"(3.65m) x 10'1"(3.08m) max**

Fitted with a range of units under a granite effect work surface with stainless steel sink and drainer. Plumbing and space for washing machine and tumble drier. Ceramic tiled floor. Recessed downlighters. Courtesy door to integral double garage and door to rear.

### **BOILER ROOM**

Housing the Vaillant Ecomax gas central heating boiler and pressurised hot water cylinder.

### **FIRST FLOOR**

#### **LANDING**

Double glazed window to front aspect. Large airing cupboard.

**MASTER BEDROOM 18'0" (5.50m) x 17'5" (5.34m)**

Double glazed window to front aspect and Velux windows to rear. Recessed downlighters. Television point.

**WALK-IN WARDROBE**

Rail hanging. Recessed downlighters.

**EN SUITE 10'1" (3.10m) x 6'2" (1.89m)**

Velux window to rear aspect. Suite comprising shower enclosure, WC and wash hand basin with mixer tap. Heated towel rail. Underfloor heating. Shaver point. Limestone effect ceramic tiled floor and walls. Eaves storage.



**BEDROOM TWO 13'1" (4.01m) plus bay x 12'1" (3.69m)**

Double glazed bay window to front aspect. Loft access with wooden pull down sectional ladder to part boarded roof void.

**EN SUITE 6'5" (2.00m) x 5'9" (1.80m)**

Opaque double glazed window to rear aspect. White suite with shower enclosure, WC and wash hand basin. Heated towel rail. Shaver point. Limestone effect ceramic tiled floor and part tiled walls. Recessed downlighters.

**BEDROOM THREE 13'0" (3.97m) x 11'2" (3.44m)**

Double glazed window to rear aspect.

**EN SUITE 6'5"(2.00m) x 5'9"(1.81m)**

Opaque double glazed window to rear aspect. White suite with shower enclosure, dual flush WC and wash hand basin with mixer tap. Heated towel rail. Shaver point. Limestone tiled floor and part tiled walls. Recessed downlighters.



**BEDROOM FOUR 16'9"(5.16m) x 9'6"(2.95m)**

Double glazed dormer window to rear aspect and Velux window to side. Recessed downlighters. Eaves storage.

**BEDROOM FIVE 11'5"(3.53m) x 8'0"(2.46m)**

Double glazed window to rear aspect. Recessed downlighters.



**BATHROOM 8'2"(2.51m) x 8'0"(2.46m)**

Fitted with a quality white suite comprising pedestal wash hand basin with mixer tap, WC and freestanding bath with pillar mixer tap. Corner shower enclosure. Heated towel rail. Shaver point. Recessed downlighters. Limestone tiled floor with underfloor heating. Limestone tiled walls.

**DOUBLE GARAGE 18'0"(5.49m) x 16'2"(4.94m) internal measurement.**

Electric up and over door. Light and power. Window to rear and internal courtesy door to utility room.

**EXTERNALLY**

To the front, a block paved driveway approaches the double electric wooden gates which open to a substantial gravelled drive allowing parking for numerous vehicles and access to the integral double garage. The adjacent front garden is lawned and leads to both sides of the property, surrounded by a secure and attractive Cheshire brick wall. To the rear of the garage a useful area provides the utility element of the garden with a timber store and access from the utility room. A path leads from the front drive to the rear, extending into a large patio accessed from the principal reception rooms by French doors. The rear garden is chiefly laid to lawn and surrounded by mature shrubs and trees. A private, lit path leads via a security gate to Ladies Mile providing immediate access to The Heath.



**TENURE**

Subject to verification by Solicitors.

**SERVICES**

The mains services, heating systems and appliances have not been tested. We cannot confirm the presence of the services or that they are in working order. The purchaser is advised to obtain verification from their surveyor or solicitor prior to a legal commitment to purchase.

**LOCAL AUTHORITY**

Cheshire East: Council Tax Band G

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Strictly by appointment only with the sole selling agent Ravensworth.  
Please contact our office to arrange a viewing 01565 755444.

**CONTACT HOURS**

9.00am to 9.00pm, seven days a week.

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**FLOOR PLANS – Not to scale. For illustration purposes only**





GROUND FLOOR



1ST FLOOR

**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(63-80)	C		
(55-68)	D	58	70
(39-54)	E		
(21-36)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty whatever in relation to this property.