



WOODPECKERS, PLUMLEY MOOR ROAD, KNUTSFORD, WA16 9SE

£1,879,000
FREEHOLD

An exceptional contemporary country residence extending to over 4,000 sq ft, completed in 2020 to an exacting specification, occupying a private south-facing plot within one of Cheshire's most desirable semi-rural locations.



MELLER SPEAKMAN

WOODPECKERS, PLUMLEY MOOR ROAD, LOWER PEOVER.

- Exceptional detached home extending to over 4,000 sq ft, completed in 2020 to an outstanding specification.
- Five double bedrooms, including a luxurious principal suite with bespoke dressing room and three en-suite shower rooms.
- Impressive 33ft open-plan kitchen, living and dining room with high-quality bespoke fittings and integrated appliances.
- Electric-gated plot with detached double garage, and private south-facing gardens.
- Prestigious Lower Peover location close to Knutsford, excellent schools and major commuter links.



Constructed to an outstanding specification and completed in 2020, Woodpeckers is a remarkable detached family home that seamlessly combines elegant contemporary design with exceptional craftsmanship and luxurious modern living. Occupying a private position within the highly sought-after village of Lower Peover, this magnificent residence extends to in excess of 4,000 square feet and has been meticulously designed to provide superb family accommodation, finished with an uncompromising attention to detail throughout.

The property benefits from underfloor heating to both the ground and first floors, high quality bespoke fittings, premium materials and beautifully proportioned living spaces, all enjoying wonderful views across the surrounding Cheshire countryside.

Ground Floor

A covered entrance porch leads into an impressive reception hall, creating a spectacular first impression. The hall features a porcelain tiled floor, a striking twisting staircase rising to the first floor and a dramatic two-storey picture window overlooking the gardens. A glazed front entrance door with full-height side windows floods the space with natural light, whilst a built-in cloaks cupboard provides practical storage.

The cloakroom is beautifully appointed with a wall-hung Duravit WC incorporating a concealed cistern and Geberit flush plate, together with an Artelinea granite-topped vanity unit featuring an integrated sink, mixer tap and storage cupboard beneath.

The elegant sitting room is positioned to the front of the property and enjoys a dual aspect, complemented by a range of fitted wardrobes and display shelving. The magnificent drawing room provides a superb formal reception space, benefitting from a dual aspect, an attractive stone fireplace and patio doors opening onto the rear terrace, enjoying delightful views over the

south-facing gardens.

Undoubtedly the heart of the home is the spectacular open-plan kitchen, living and dining room, an exceptional family space measuring approximately 33 feet by 28 feet. The bespoke hand-painted in-frame kitchen features dovetailed drawers and an extensive range of fitted wall and base units, complemented by granite work surfaces and matching splashbacks. Integrated appliances include a full-height Liebherr refrigerator, separate Liebherr freezer and Neff dishwasher, whilst a sink with granite drainer incorporates a Quooker instant boiling water tap. A range-style cooker provides a focal point to the kitchen area, whilst patio doors open directly onto the rear terrace, perfectly connecting the interior with the gardens beyond.

The adjoining utility room continues the high standard of finish with further wall and base units, granite work surfaces, a double sink with mixer tap and patio doors opening onto the side garden. A separate plant room houses the Bosch gas-fired boiler and pressurised hot water cylinder system.

First floor

To the first floor, a spacious landing provides a versatile additional living area currently utilised as a lounge and study space, enjoying elevated views across the surrounding countryside.

The first-floor accommodation comprises five generously proportioned double bedrooms, each enjoying far-reaching views. Three bedrooms benefit from luxurious en-suite shower rooms, all appointed to an exceptional standard. These feature fully walk-in wet-room style showers with drencher shower heads and separate attachments, tiled flooring, wall-hung Duravit WCs with concealed cisterns and Geberit flush plates, Artelinea wall-mounted vanity units incorporating sinks, mixer taps and drawer storage, illuminated Duravit mirrors and heated towel rails.

The principal suite is particularly impressive, featuring an

extensive range of bespoke Neville Johnson fitted wardrobes. An adjoining bedroom has been thoughtfully reconfigured to create a luxurious dressing room, fitted with an extensive range of bespoke Neville Johnson furniture, providing exceptional storage and dressing facilities.

The family bathroom is equally impressive and comprises a Duravit bath with central mixer tap, a walk-in wet-room style shower with drencher shower head and separate attachment, a vanity unit with integrated sink and storage beneath, together with an illuminated Duravit mirror.

Outside

Externally, Woodpeckers is approached through electric entrance gates opening onto a sweeping stone driveway, providing extensive parking and leading to a detached double garage. The garage is fitted with two electrically operated insulated up-and-over doors, a porcelain tiled floor and stairs leading to a useful mezzanine storage area. A separate WC with wash hand basin further enhances the practicality of this space.

To the rear of the garage is a dedicated garden utility and storage area.

The beautifully landscaped gardens represent a particular feature of the property. Immediately to the rear lies a stunning south-facing garden enjoying an excellent degree of privacy, enclosed by mature hedging. Indian stone patios and pathways extend around three sides of the property, creating numerous seating, entertaining and al fresco dining areas that perfectly complement the home's indoor-outdoor lifestyle.

To one side of the property, a further secure gated parking area provides ideal storage for a caravan, boat or additional vehicles.

Location

Lower Peover is widely regarded as one of Cheshire's most prestigious and desirable villages, renowned for its attractive rural surroundings, affluent character and

excellent quality of life. The village enjoys a peaceful countryside setting whilst remaining exceptionally convenient for commuting throughout the North West. The historic market town of Knutsford is only a short drive away and offers an outstanding range of boutique shops, restaurants, cafés, bars and everyday amenities. The area is also renowned for its excellent schooling, both state and private, together with a wealth of sporting and recreational facilities including golf clubs, country pursuits and picturesque countryside walks.

For commuters, the property is ideally positioned with easy access to the M6, M56 and M60 motorway networks, providing excellent connections to Manchester, Chester, Liverpool and beyond. Knutsford railway station offers regular services to Manchester and Chester, whilst Manchester Airport is readily accessible and provides extensive national and international travel connections. Combining exceptional contemporary design, luxurious accommodation and a highly sought-after Cheshire location, Woodpeckers represents a rare opportunity to acquire a truly outstanding family home of considerable distinction.

Property Information

Main electric, water and gas are connected. Drainage is to a Tricel Sewerage treatment plant. Gas fired central heating is installed with underfloor heating throughout and a high pressure hot water system. We must advise prospective purchasers that none of the fixtures, fittings or services have been tested. Purchasers are advised to obtain their own independent reports prior to purchase. Tenure - Freehold. EPC Band - B. Council Tax Band - H (Cheshire East Council)

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ADDITIONAL INFORMATION

Local Authority – Cheshire East Council

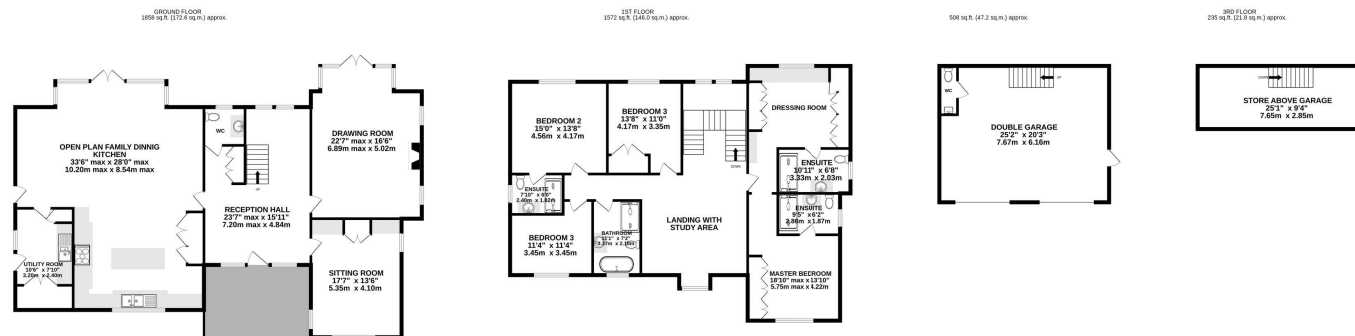
Council Tax – Band H

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – B





TOTAL FLOOR AREA : 4173 sq.ft. (387.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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