



Brooke House, Kennels Green, Arley

Offers Over £950,000



Brooke House, Kennels Green, Arley

A beautifully presented four bedroom home, forming part of a charming small development, situated within the grounds of Arley Hall & Gardens, offering stylishly appointed, high specification accommodation, and a generous south facing garden enjoying wonderful far reaching views.

Kennels Green is an exclusive development, located in a wonderful parkland setting within the grounds of the Arley Estate. The location is situated within easy access of the M56 at Junction 10, and the M6 at Junction 19, and almost equidistant from the towns of Knutsford and Northwich which are both approximately 6 miles away.

Built by reputable local developers, PH Property Holdings in 2008, the development comprises only 14 properties, which are positioned around a lovely central green.

Brooke House is one of the most desirable properties around the green occupying a superb position, with a large south facing rear garden enjoying magnificent elevated views across adjoining fields.

The accommodation is presented in exceptional condition throughout, offering great balance over two floors, with the addition of an integral garage, as well as off road parking for three cars. It was built using the highest quality materials and fittings, including, underfloor heating throughout, an abundance of natural limestone tiling and beautiful 'Villeroy & Boch' bathrooms suites. The property also benefits from underfloor heating and fixed plantation shutters throughout, plus ceiling mounted fans in the kitchen family room, cinema room, master bedroom and office.





On the ground floor level there are three principal reception areas, including a magnificent open plan dining kitchen and living space, with natural limestone tiled floors throughout, and French doors leading out to the sunny south facing rear garden.

The kitchen is fitted with a matching range of quality 'Shaker' style oak cabinets, with contrasting black granite worktops, incorporating a peninsula island with breakfast bar seating, and a comprehensive range of integrated appliances, including a double electric oven, microwave oven and a five ring electric hob - plus a full height fridge and a separate full height fridge freezer. There is also an integrated dishwasher, as well as two undermount sinks with a brushed steel mixer tap and a separate pull out rinser.

Adjoining the kitchen there is a good size utility room, fitted with cabinets matching to the kitchen, with an integrated washing machine and separate tumble dryer. There are doors providing access to the rear garden as well as the integral garage.



Located off of the reception hall, there is a downstairs WC fitted with matching 'Villeroy and Boch' sanitary-ware.

There are two formal reception rooms, both accessed from the open plan kitchen via impressive full height oak doors.

The living room is spacious in size and boasts dual aspect facing windows and French doors to the rear garden, attractive solid oak flooring and a flush fitting contemporary style living flame gas fire.



There is a large dining room located at the front of the house which has been converted for use as a cinema room, and enjoys a charming front facing view over the attractive communal green.

An oak step staircase with a glass and steel balustrade rises to the first floor level, where a spacious central landing provides access to all four bedrooms.

Two of the bedrooms have been repurposed as a dressing room and an office, both with exceptionally good quality fitted furniture.

The office is located to the front of the house, enjoying pleasant views over the green, and is fitted with quality maple furniture that incorporates extensive storage and a peninsula double desk at its centre.

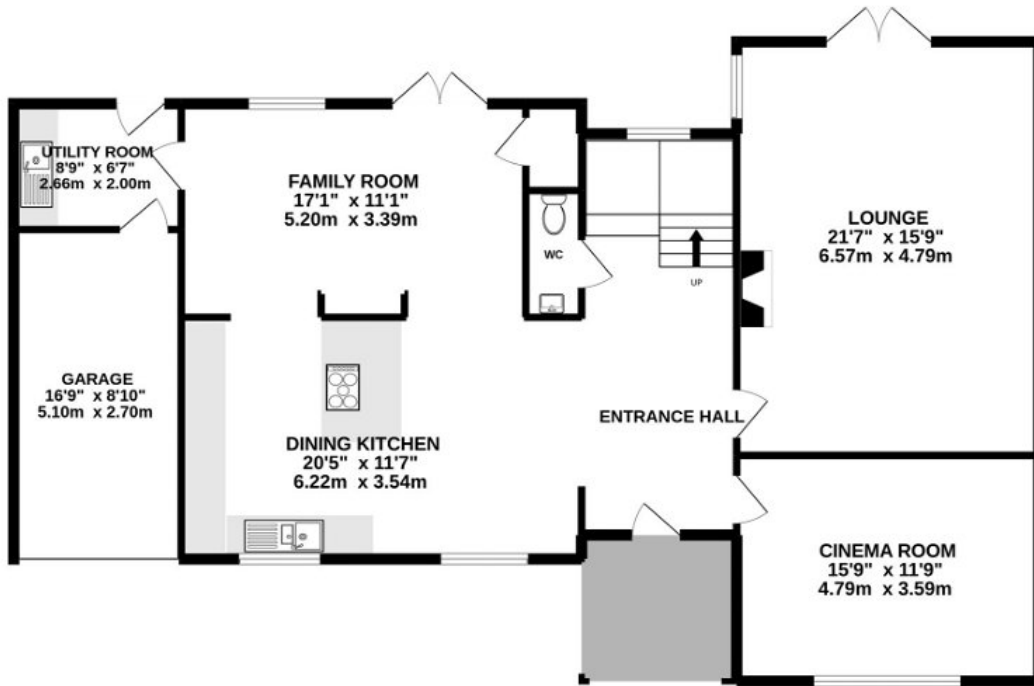
There are two bathrooms, including a family bathroom located off the landing, and a spacious en-suite with a large walk in shower, both are finished in attractive limestone tiling and fitted with Villeroy and Boch suites

In the bathroom there is a tiled paneled bath with a glass shower screen and a shower over, as well as a wall hung wash basin and a concealed cistern WC.

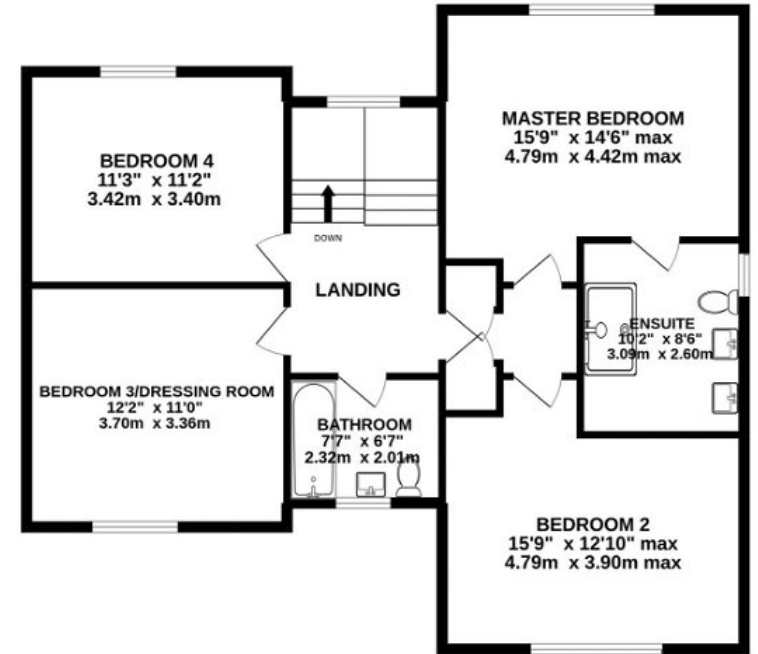
The ensuite shower room is located off a large rear facing bedroom, which enjoys magnificent views beyond the garden across rolling countryside. The en-suite is particularly spacious, and is fitted with a double sized wet room style shower, twin wall hung wash basins and a concealed cistern WC.



GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 2411 sq.ft. (224.0 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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