







# Oak Cottage, Pedley Lane

Marthall, Knutsford

A lovely, extended and refurbished four bedroom semi detached period cottage in a superb rural location between Marthall and Alderley Edge, standing in charming landscaped gardens and grounds with a large open sun terrace, in all about 1.14 acres.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

Drainage to a shared septic tank (non compliant)

- A charming, energy efficient semi detached extended and refurbished period cottage
- Four bedrooms, three/four reception rooms, in all 2196 square feet
- Immaculate gardens and grounds with pretty meadow area, about 1.14 acres
- Lovely rural location between Marthall and Alderley Edge, stunning open views
- Air source heat pump, solar pv and battery storage

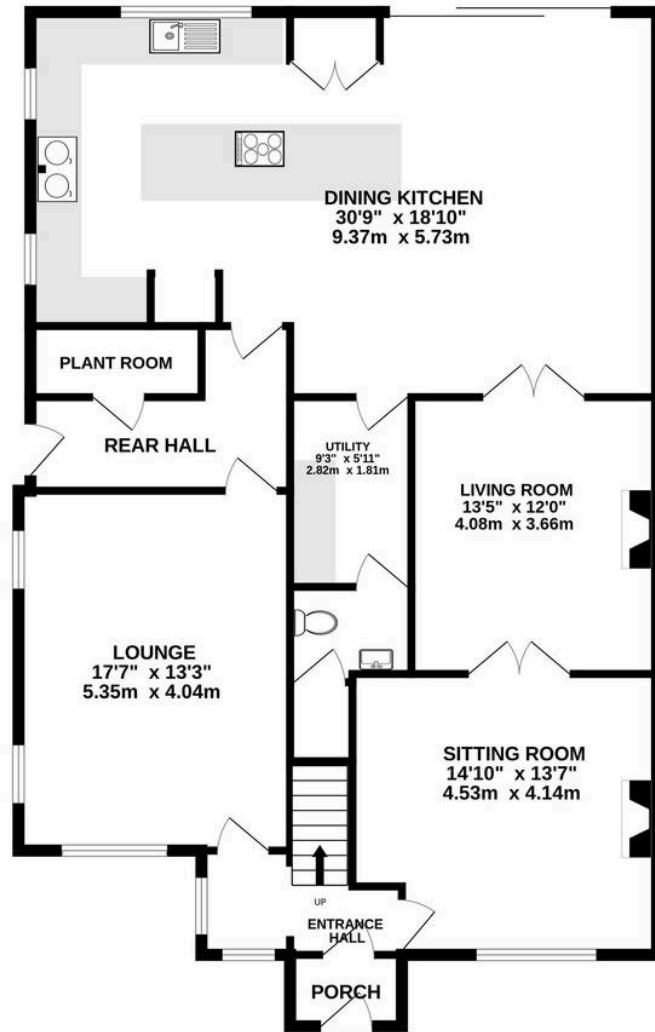




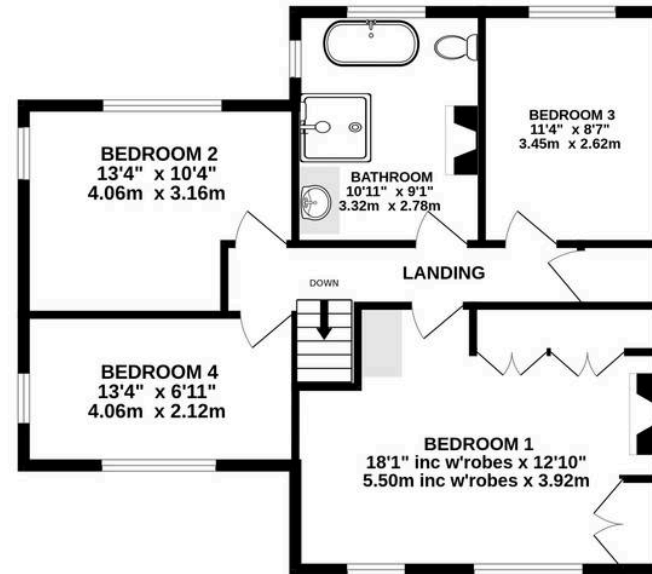




**GROUND FLOOR**  
1442 sq.ft. (134.0 sq.m.) approx.



**1ST FLOOR**  
753 sq.ft. (70.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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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