





3 Molly Potts Close, Knutsford

A beautifully remodelled and extended detached family home, set within professionally landscaped gardens in the heart of the prestigious Legh Road Conservation Area.

Tucked away in a peaceful cul-de-sac just moments from the town centre, this immaculate property has been thoughtfully redesigned and finished to the highest standard. The interiors are light-filled and versatile, offering a seamless blend of contemporary design and practical family living.

Highlights include a stunning open-plan kitchen/dining/living space with full-height sliding glass doors to the gardens, a dual-aspect sitting room with wood-burning stove, a superb games/media room with wet bar, a dedicated home office, and a private gym. Upstairs, five generous bedrooms include three luxurious en suites, with the principal suite boasting a dressing room and bespoke wardrobes.

Outside, the landscaped grounds are a true feature, with elegant terraces, structured planting, manicured lawns, and a secluded courtyard garden, creating a perfect setting for both family life and entertaining.





3 Molly Potts Close, Knutsford

- Prestigious location within the Legh Road Conservation Area, just a short walk from the town centre
- Extended and fully remodelled detached family home finished to an exceptional standard
- Stunning open-plan kitchen/dining/living space with Neptune kitchen, vaulted ceiling, and sliding glass doors to the garden
- Dual-aspect sitting room with bi-fold doors, bespoke cabinetry, and wood-burning stove
- Superb games/media room with wet bar and private terrace, plus a dedicated home office with separate entrance
- Additional family room and versatile gym/guest suite with vaulted ceiling and shower room
- Five generous bedrooms, including three with luxurious en suites
- Principal suite with dressing room, shoe/bag room, bespoke wardrobes, and garden views
- Landscaped gardens with large terraces, manicured lawns, fire pit area, and secluded walled courtyard

Council Tax band: H

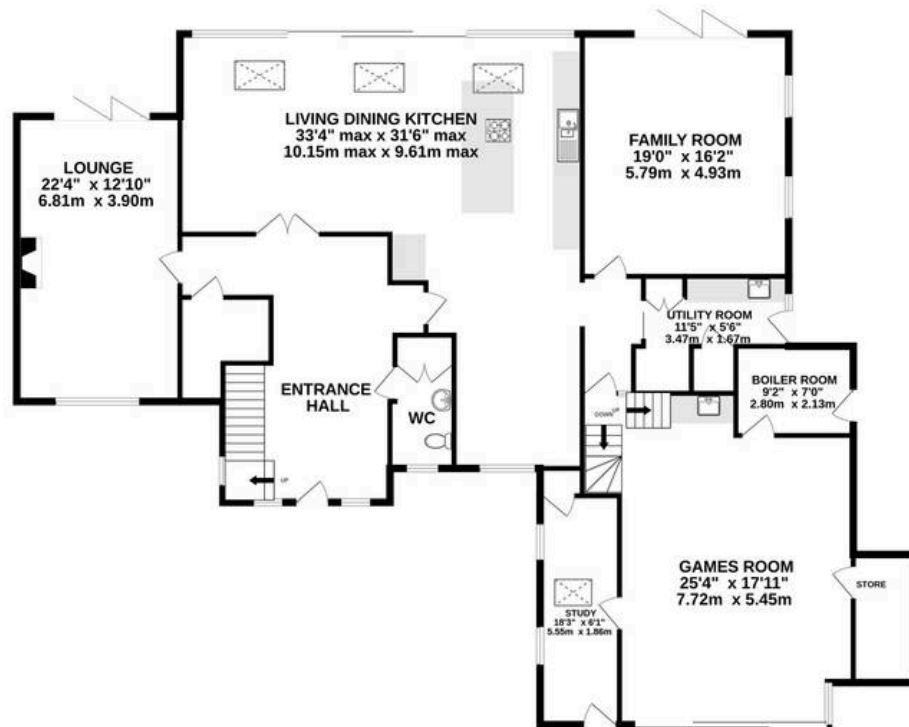
Tenure: Freehold

EPC Energy Efficiency Rating: C

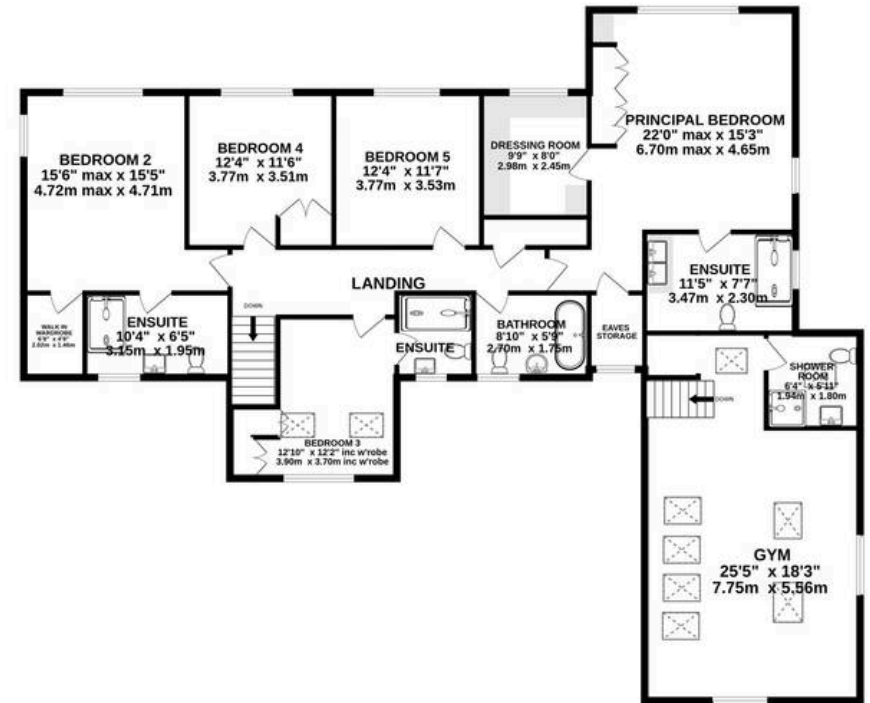




GROUND FLOOR
2501 sq.ft. (232.3 sq.m.) approx.



1ST FLOOR
2010 sq.ft. (186.7 sq.m.) approx.



TOTAL FLOOR AREA : 4511 sq.ft. (419.0 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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