

# Waters Edge

MERE







**A spectacular, very high specification large modern family house in one of south Manchester's most special settings, within very private two acre formal gardens, nestling on the edge of the lake**



# Waters Edge

Mereside Road, Mere, Knutsford, Cheshire WA16 6QW

Waters Edge is a wonderful large modern house recently substantially extended and completely refurbished, boasting around 8000 square feet of accommodation in the main house and apartment, with exceptional quality fittings and facilities including a wonderful leisure complex overlooking the lake.

Mere is one of the area's most sought after semi-rural parishes which lies between Knutsford and Hale and is within just five minutes driving distance of both. Access from here to the M56 with commuting to Manchester city centre and the airport is extremely easy and yet the lovely rural surroundings provide a unique setting. Houses on Mereside Road boast the most wonderful views at the rear over the lake, which is truly stunning at any time of year and Waters Edge in particular benefits from one of the best plots, wider, longer and more private than most on this stretch.

Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day-to-day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

- Stunning indoor swimming pool and leisure complex
- Six reception rooms
- Six bedrooms, five bathrooms
- Separate one bedroom guest apartment
- Wonderful contemporary fittings throughout
- Lutron lighting and controlled blinds in the kitchen, swimming pool, games room and media room
- Integrated ceiling speakers
- Under floor heating (ground floor)
- Extensive LED lighting in the kitchen, pool, and games room





## Ground floor accommodation:

Heavy front door leads into the:

**Fabulous Central Galleried Entrance Hall** with a polished marble floor and contemporary oak and glass balustrade staircase. This imposing entrance area leads through to each of the main reception rooms, the leisure complex and the fantastic open plan kitchen/living area, all of the rear facing rooms having wonderful views towards the lake.

**Cloakroom and WC** with marble tiling and contemporary suite.









**Dining Room** a dual aspect room with double doors from the hall.

**Family Room/Media Room** Electric drop down cinema screen and overhead projector together with inset ceiling speakers.

**Main Sitting Room** (currently set up as a games/entertainment room) a stunning large room with herringbone oak floor and a bank of concertina doors leading out to the deck. Superb lake views. Large lantern roof light.

**Childrens play room** fitted cupboards.

**Gymnasium** double doors from the hallway and dual aspect windows









**Fabulous Open Plan Entertaining Kitchen Living room** This is a truly magnificent area, with a polished marble floor throughout and a full bank of concertina doors that lead out to the rear decking and gardens. There is a large area suitable for a ten seat dining space, and an adjacent lounge area with large central lantern light.

**The kitchen** is fitted with a stunning range of American walnut and hand painted bespoke furniture by Tom Howley, which includes several large free standing style pieces and a huge central island with open fronted book cases and cabinets. Each of the low level units is surmounted by Corian worktops including a huge top across the freestanding island, which also incorporates an additional sink. There are extensive appliances by Meile, Subzero and Wolf including hob, fridge, freezer and wine cooler, twin ovens, coffee machine and convection microwave.



This really is a truly fabulous family home entertaining space. Additional doors lead to the side path and also to the swimming pool leisure area.

**Walk in boiler room and Utility Room** with matching range of hand painted units and Corian work top.













The Leisure Complex this is a superb, beautifully finished facility sat centrally within the house and with concertina doors to the rear decking and garden, enjoying wonderful views from the pool towards the lake. There is a marble tiled pool deck, and mosaic tiled swimming pool with retractable cover, and stretched starlight ceiling over the pool area. The speaker system also runs throughout this area. Next to the pool is a beautifully tiled **Steam Room** with LED lighting and speaker, and **Sauna, and Changing Room** with low level seating, WC, wash basin and walk in shower.

## The First and Second Floor Accommodation:

**The central galleried landing** area provides a superb open space at first floor level with a full height window overlooking the front, and gives access to each of the five first floor bedrooms, all of which are en-suite. From the landing is a secondary staircase to the top floor bedroom six or fabulous study overlooking the lake.

**The Master Bedroom Suite** is a large area comprising a substantial **bedroom** with concertina doors overlooking the rear and with stunning views towards the lake, a large **Dressing Room** beautifully fitted by Neville Johnson with a comprehensive range of furniture including open fronted wardrobes, shelving and drawer space. **En-suite Bathroom** beautifully finished with marble floor and wall tiling and a contemporary suite with free standing bath, with twin wash basins, WC and large walk in shower enclosure.







**Bedrooms Two and Three** are both substantial double rooms, each with concertina doors leading out to the rear first floor terrace with views towards the lake. They both have an individual **En-suite Shower Rooms** with large walk in shower enclosures, WC and wash basins. **Bedroom Four** is another good sized double bedroom with an aspect to the front and also enjoys an **En-suite Shower Room**, and Bedroom Five also has an aspect to the front and an En-suite Bathroom with shower over the bath.

The **Top Floor Bedroom Six/Office** is one of the most spectacular office spaces we have seen, with panoramic views at the rear over the lake and a huge triangular full height window throwing wonderful natural light into the room. Moderno (walnut) floor throughout.



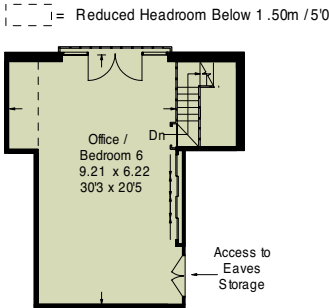


Gross internal area ( approx ) :- 709 sq m / 7627 sq ft

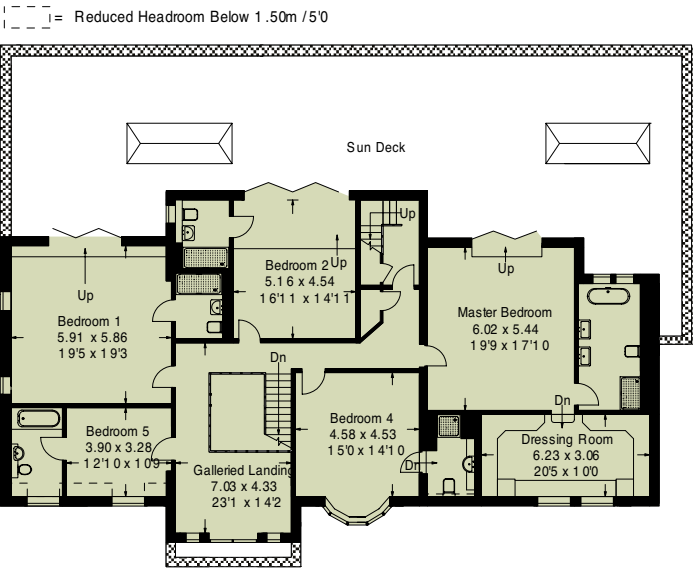
Annexe

Garage and Store ( approx ) :- 79 sq m / 847 sq ft

Apartment ( approx ) :- 46 sq m / 497 sq ft



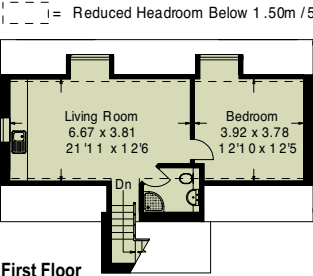
Second Floor



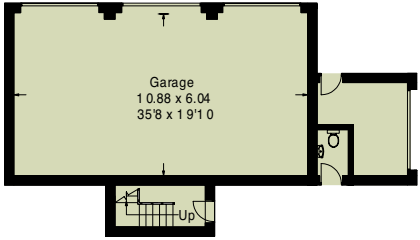
First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless otherwise stated. Windows and doors are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

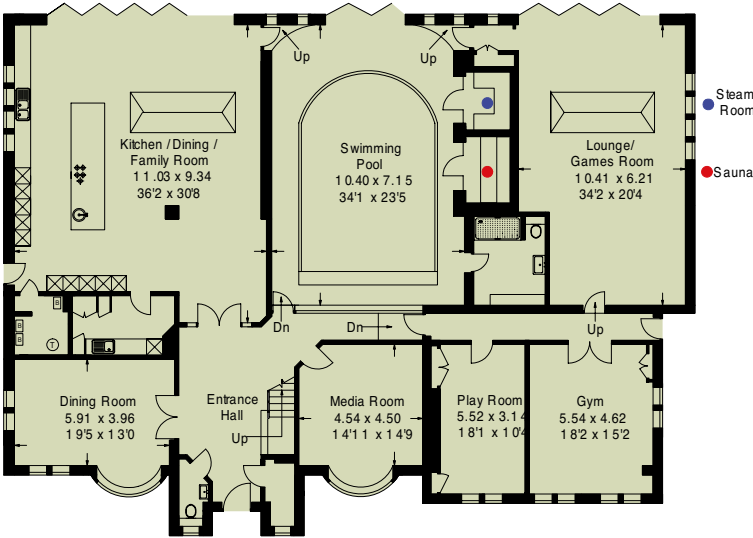
Annexe Not Shown in Correct Location / Orientation



First Floor



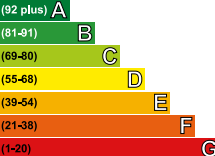
Ground Floor



Ground Floor

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
73	80





## The Gardens

Waters Edge has one of the most special plots on the Mere, which extends in all to about 2 acres. It is extremely private from the road, with a long, gated sweeping tarmac driveway with heavily wooded front garden boasting mature trees and lawns.

There is a central turning courtyard area and the garage building and apartment sits away from the house.

At the back of the house is a substantial timber deck with hot tub, and a wonderful large rear lawn, which gently slopes away towards the lake in the distance.

## Garage Building and guest apartment

Three individual remote controlled garage doors give access to a large car storage facility, **Adjacent tractor store and Gardeners wc** WC, hand basin and heating. Tiled floor.

**Excellent First Floor Apartment** With private door and staircase from the rear, leading to the first floor area comprising **Open Plan Lounge/Kitchen** with dual aspect and range of built in hand painted style units with work surfaces and sink. **Bedroom** good sized double bedroom with window overlooking the front. **Bathroom** contemporary suite comprising shower cubicle, wall hung WC and wash basin. Tiled floor and walls.









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26 Princess Street  
Knutsford, Cheshire WA16 6BU  
**Tel:** 01565 750 900  
**Email:** [knutsford@gascoignealman.co.uk](mailto:knutsford@gascoignealman.co.uk)  
**Web:** [www.gascoignealman.co.uk](http://www.gascoignealman.co.uk)



10 Princess Street, Knutsford,  
Cheshire WA16 6DD  
**Tel:** 01565 757000 **Fax:** 01565 757001  
**Email:** [enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)  
**Web:** [www.srushton.co.uk](http://www.srushton.co.uk)

  
**Stuart Rushton**  
& Company