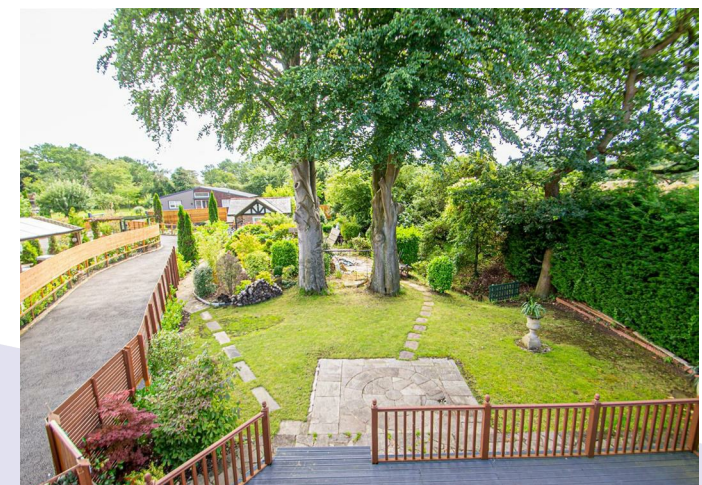
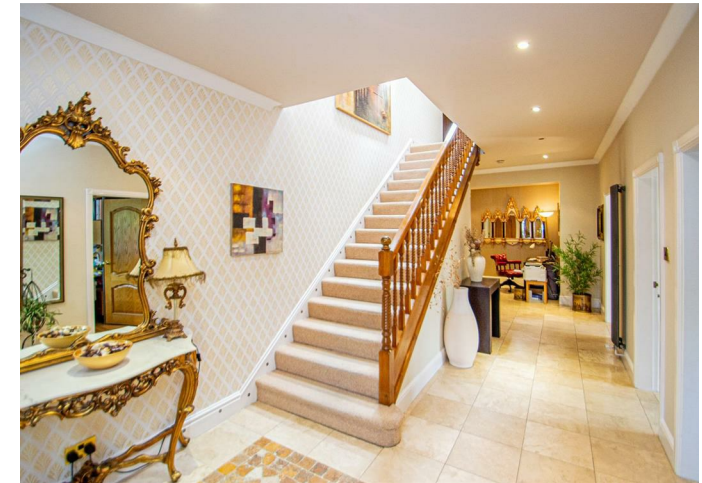


# Thelwall



£925,000

Tel: 01925 600 200

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## Cuerdon Drive

'CUERDON MANOR HOUSE' | PRESTIGIOUS Family Home | EXTENSIVE Living Accommodation | Gardens, Outbuilding & BALCONY | Illuminated Private Road. Nestled away, a unique opportunity to acquire this magnificent family home standing in large grounds with multiple reception rooms, open-plan dining kitchen and five bedrooms.

### Cuerdon Manor House

#### Accommodation

Formerly part of the 'Cuerdon Estate', the original 'Gardener's Cottage' has been the subject of a comprehensive programme of improvements and extensions over the years with the present owner in occupation for over twenty three years which is now known as 'Cuerdon Manor House'. Accessed via a sweeping road from Cuerdon Drive owned by 'Cuerdon Manor House', this 'one-off' property boasts a most impressive entrance with a pillared porch and solid wooden double doors leading into an impressive hall featuring a staircase with skirting lighting and large enough to integrate a further study area. From the hall, the remaining accommodation includes a cloakroom & WC, stunning lounge with polished wooden flooring, feature fireplace and 'French' doors

opening onto an enclosed decked garden with a spiral staircase to the first floor balcony, snug with a striking marble fireplace, study with polished wooden flooring, dining room again with a feature fireplace, dining kitchen complete with a full range of matching units complimented with integrated appliances and a centre island, utility room and boiler room.

#### Entrance Hall

33'2 max x 9'8 (10.11m max x 2.95m)

#### Cloakroom & WC.

10'0 x 5'1 (3.05m x 1.55m)

#### Lounge

28'5 max x 19'10 max (8.66m max x 6.05m max)

#### Snug

11'11 x 11'10 (3.63m x 3.61m)

#### Study

11'0 x 9'11 (3.35m x 3.02m)

#### Dining Room

13'5 x 12'4 (4.09m x 3.76m)

#### Dining Kitchen

26'11 x 14'0 (8.20m x 4.27m)

#### Utility Room

10'0 x 9'9 (3.05m x 2.97m)

#### Boiler Room

5'5 x 5'5 (1.65m x 1.65m)

#### First Floor





**Landing**  
33'2 max x 9'8 (10.11m max x 2.95m)

**Bedroom One**  
17'9 max x 15'7 max (5.41m max x 4.75m max)

**Balcony**  
28'7 x 19'11 (8.71m x 6.07m)

**En-Suite Bathroom**  
6'5 x 5'0 (1.96m x 1.52m)

**Bedroom Two**  
13'2 x 10'0 (4.01m x 3.05m)

**En-Suite Shower Room**  
10'0 x 3'0 (3.05m x 0.91m)

**Bedroom Three**  
14'1 x 13'7 (4.29m x 4.14m)



**Bedroom Four**  
13'11 x 12'2 (4.24m x 3.71m)

**Bedroom Five**  
13'7 x 12'7 (4.14m x 3.84m)

**Bathroom**  
9'11 x 9'8 (3.02m x 2.95m)

**Outside**

**Double Garage**  
22'5 x 21'11 (6.83m x 6.68m)

**Tenure**  
Freehold.





**Council Tax**  
Band 'H' £4,624.37 (2025-2026)

**Local Authority**  
Warrington Borough Council.

**Services**  
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**Possession**  
Vacant Possession upon Completion.

**Viewing**



Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

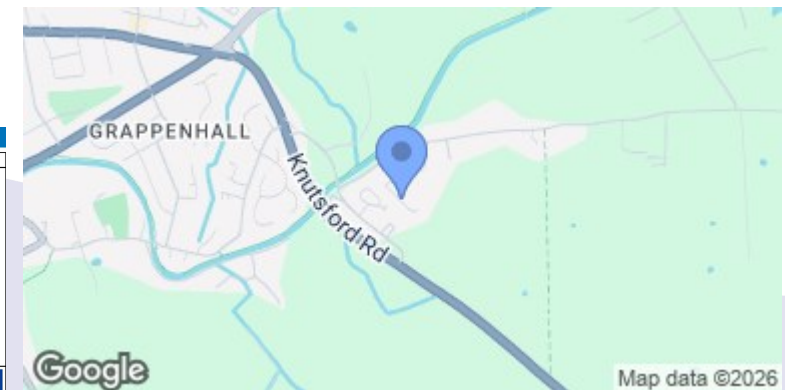
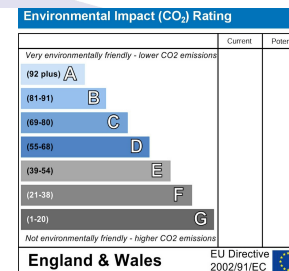
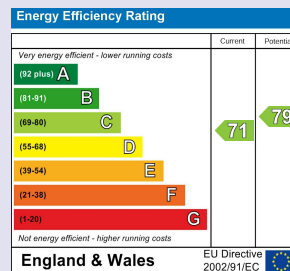






## Location

Set in a highly sought after area nestled between two villages, Lymm and Stockton Heath both are accessible by foot on the Bridgewater Canal which is accessed at the rear of the property. Both villages have outstanding primary and high schools with a selection of private schools and bus routes on offer. The area also offers a wide selection of amenities to include restaurants, pubs, banks, post office, clothes boutiques, pet stores and many more. For more comprehensive shopping needs the larger town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations. Other Villages close by are Knutsford and Hale.



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