

Mere Hall, Peover Lane, Chelford, Cheshire, SK11 9AL

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Mere Hall is a substantial modern country house, set in the most stunning elevated position with south-facing gardens running down to a private lake. The location of Mere Hall is superb, being quiet and rural but with easy access to Alderley Edge, Knutsford and the motorway connections.

Internally, the house is beautifully presented, with quality hand-crafted oak finishing throughout with substantial doors, architraves & high skirting. In addition to these traditional design features are modern benefits such as air conditioning and piped sound system. The house is entered through an extravagant solid oak door into the reception hall with tiled floor and bespoke solid oak staircase. The kitchen/breakfast room contains a classic solid oak kitchen with granite surfaces, integral appliances and cream Aga. The utility room, with washer and dryer points, extensive storage cupboards and stone tiled floor is off the kitchen and also has door access to the garden. The dining room, with Inglenook fireplace housing a Living Flame gas fire, has a large bay window providing views over to the terrace and beyond. The generously proportioned drawing room also has a bay window and French doors to the garden, as well as a beautiful dressed stone fireplace with open fire. Adjoining this room is the snooker room, which is the full width of the house – a fantastic room, also with French doors to the terrace. A study and cloakroom are both located to the front of the house.

The stunning staircase leads to an impressive first floor galleried landing and sitting area, with French doors to a south-facing balcony. The master bedroom suite is phenomenal, with his & hers en suite bathrooms and dressing rooms, hers with built-in robes and French doors to the balcony. Two further double bedroom suites can also be found on the first floor, both having en suite bathrooms & dressing rooms. The second floor galleried landing has a library, reading area and two fabulous bedroom suites, each with sitting areas and en suite bathrooms with walk-in storage cupboards.

The modern leisure complex comprises a superb 55 foot swimming pool with four sets of French doors onto the terrace. There is a gymnasium, Jacuzzi, steam room, WC/changing room and shower, all overlooking the pool area.

Double electric wooden gates with video entry system lead to a tarmac drive, which runs by a lake through the beautiful grounds of Mere Hall. To the side of the house is extensive parking, leading to two double garages, hard tennis court, garden storage shed, small timber stable and tack room. The majority of the grounds lie to the south-facing rear, with large expanses of sweeping lawns. Set discreetly in the mature shrubbery is a steel-framed hangar and helipad. There is also separate paddock extending to approximately 6 acres.

Accommodation in brief: Entrance Vestibule, Reception Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Dining Room, Drawing Room, Snooker Room, Study, Master Bedroom with His and Hers En Suite Bathrooms and Dressing Rooms, Two further Bedrooms with En Suite Bathrooms and Dressing Rooms, Galleried Landing, Two Second Floor Bedroom Suites with Study Areas, En Suite Bathrooms & Storage, Library.

Leisure Suite Comprising: Indoor Swimming Pool, Gym Area, Changing Room, WC, Shower, Jacuzzi, Steam Room

Two double Garages, Hard Tennis Court, Helicopter Hanger and Helipad, Timber Stable, Tack room, Garden Store.

Ground Floor:

Reception Hall

Cloakroom

Study: 11' 10" x 10' 9" (3.61m x 3.28m)

Snooker Room: 10yds 2' 3" x 15' 4" (9.83m x 4.67m)

Drawing Room: 26' 9" x 19' 4" (8.15m x 5.89m)

Dining Room: 19' 4" x 19' 4" (5.89m x 5.89m)

Kitchen Breakfast Room: 25' 3" x 18' 2" (7.70m x 5.54m)

Utility Room: 14' 11" x 8' 9" (4.55m x 2.67m)

First Floor:

Landing/Sitting Area: 17' 10" x 9' 11" (5.44m x 3.03m)

Balcony

Master Bedroom: 20' 10" x 16' 11" (6.35m x 5.16m)

Dressing Room Master Bedroom: 15' 5" x 8' (4.70m x 2.44m)

Balcony

Master Bedroom En-suite Bathroom

Dressing Room Master Bedroom/Bedroom 6: 14' 11" x 11' 10" (4.55m x 3.61m)

Master Bedroom En-suite Bathroom: 15' 4" x 9' 7" (4.67m x 2.93m)

Bedroom 2: 19' 7" x 17' 2" (5.97m x 5.23m)

Dressing Room 2: 11' 11" x 7' 3" (3.63m x 2.21m)

Balcony

En-suite Bathroom 2

Bedroom 3: 16' 5" x 12' 8" (5.00m x 3.86m)

Dressing Room 3: 12' x 6' 6" (3.66m x 1.98m)

En-suite Bathroom 3

Second Floor:

Landing

Library Area: 12' 0" x 10' 1" (3.67m x 3.08m)

Bedroom 5: 11yds x 19' 10" (10.06m x 6.05m)

En-suite Bathroom 5

Bedroom 4: 10yds 2' 11" x 16' 4" (10.03m x 4.98m)

En-suite Bathroom 4

Leisure Suite:

Gym
Swimming Pool: 18yds 3" x 12' 6" (16.54m x 3.82m)
Jacuzzi
Steam Room
WC
Changing Room

Outside:

Garage: 19' 9" x 18' 3" (6.01m x 5.57m)
Garage: 19' 9" x 18' 3" (6.01m x 5.57m)
Hard Tennis court
Helicopter Hanger
Timber Stable
Tack Room
Garden Store

Directions: From the centre of Alderley Edge, take the A535 towards Holmes Chapel. At the Chelford roundabout take the third exit, sign-posted to Peover Superior. Continue along this road (Peover Lane) for approximately $\frac{3}{4}$ of a mile, where you will see a private driveway with grass triangle descending on the left. The entrance to Mere Hall is on the left hand side of this driveway.

Location: Chelford village provides local amenities with post office, shop, public house and petrol station and Chelford Railway Station is on the main Manchester to Crewe line. A wide range of shopping and other facilities are available at Knutsford, Wilmslow, Alderley Edge and Macclesfield – all within convenient motoring distance. There is easy access to the M6 and M56 motorways, Stockport, Manchester and other commercial centres. An hourly Inter City rail service to London is available from Macclesfield with a commute of less than 2 hours. Manchester International Airport is very conveniently located, being only 10 $\frac{1}{2}$ miles from Mere Hall.





Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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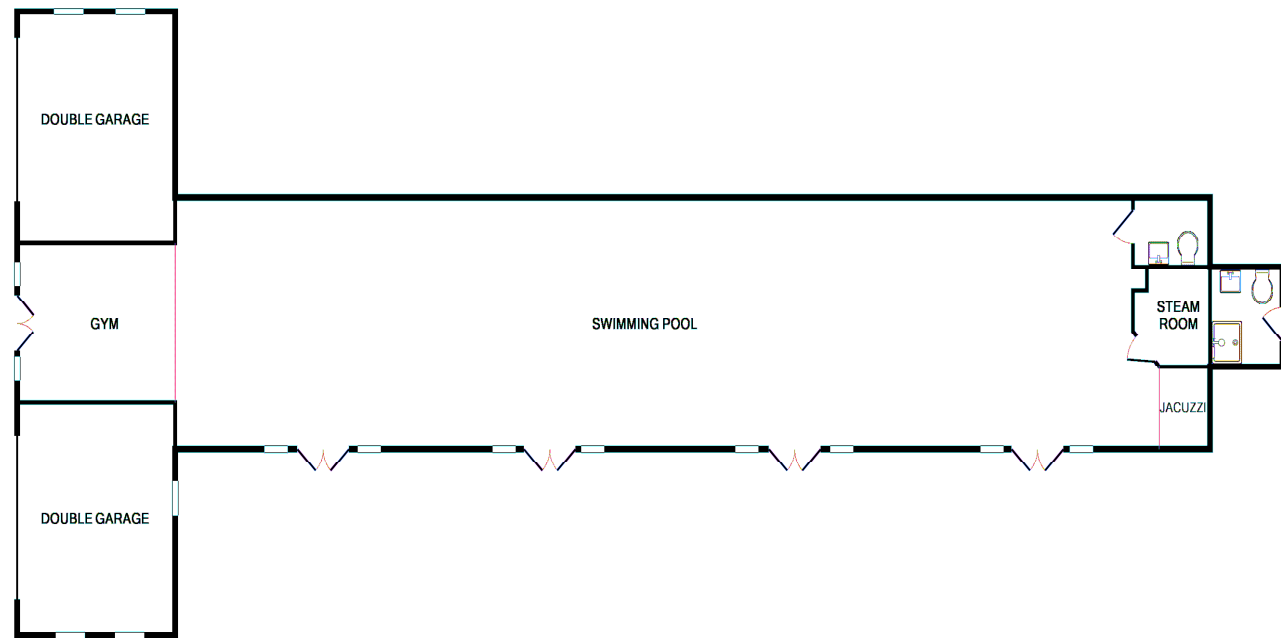
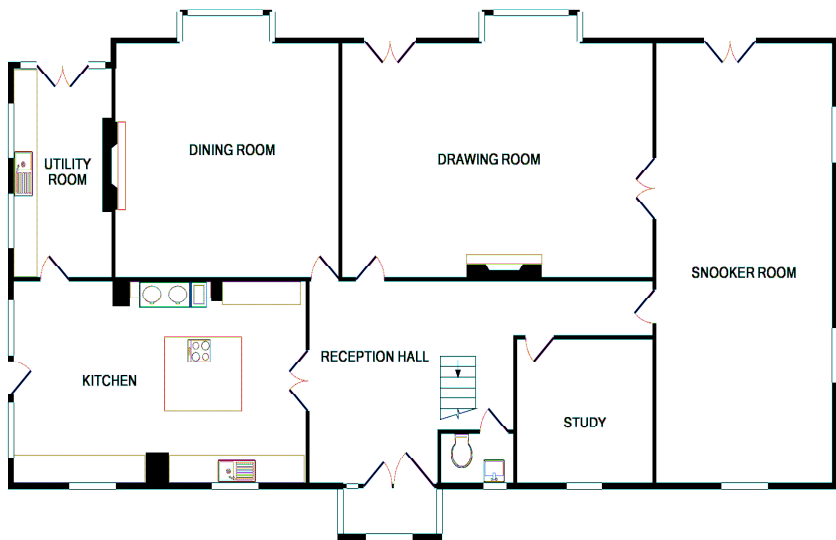
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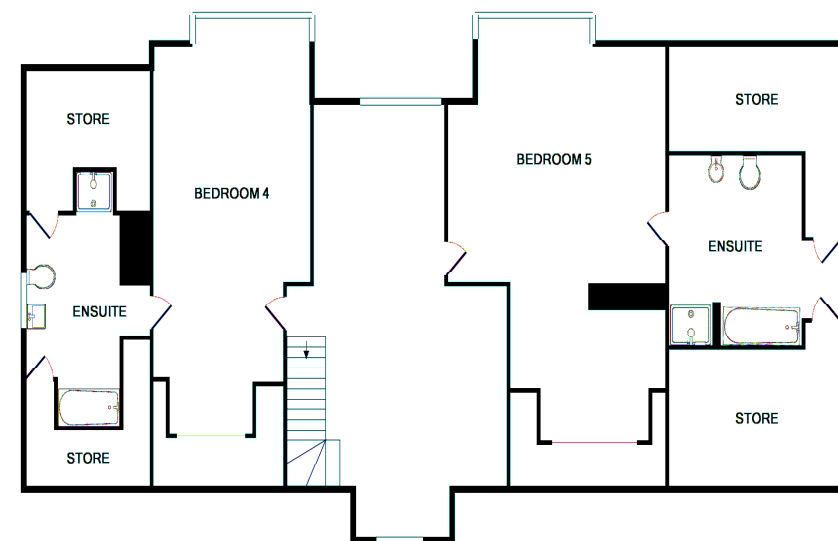
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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