DECLAN JAMES ESTATE AGENTS

Oak Lawn Crouchley Lane, Lymm, WA13 0TH
£1,350,000

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This unique 4/5 bedroomed detached house offers a perfect blend of modern luxury and serene countryside living. Recently extended and fully renovated, the property boasts an impressive four spacious double rooms, providing ample space for family and guests and offering stunning views from every window.

As you approach the property through the gated entrance, you are welcomed into a home that exudes sophistication and high specification finishes throughout.

The three reception rooms are thoughtfully designed, offering versatile spaces for relaxation, entertainment, or family gatherings, the open plan kitchen / dining living space with central island is a standout feature with bi-fold doors onto the rear garden.

The property features three modern and stylish bathrooms, and a great size utility/boot room.

Externally the property has a newly laid resin driveway, a triple garage, and the stunning lawned areas surround the property as do the field views.
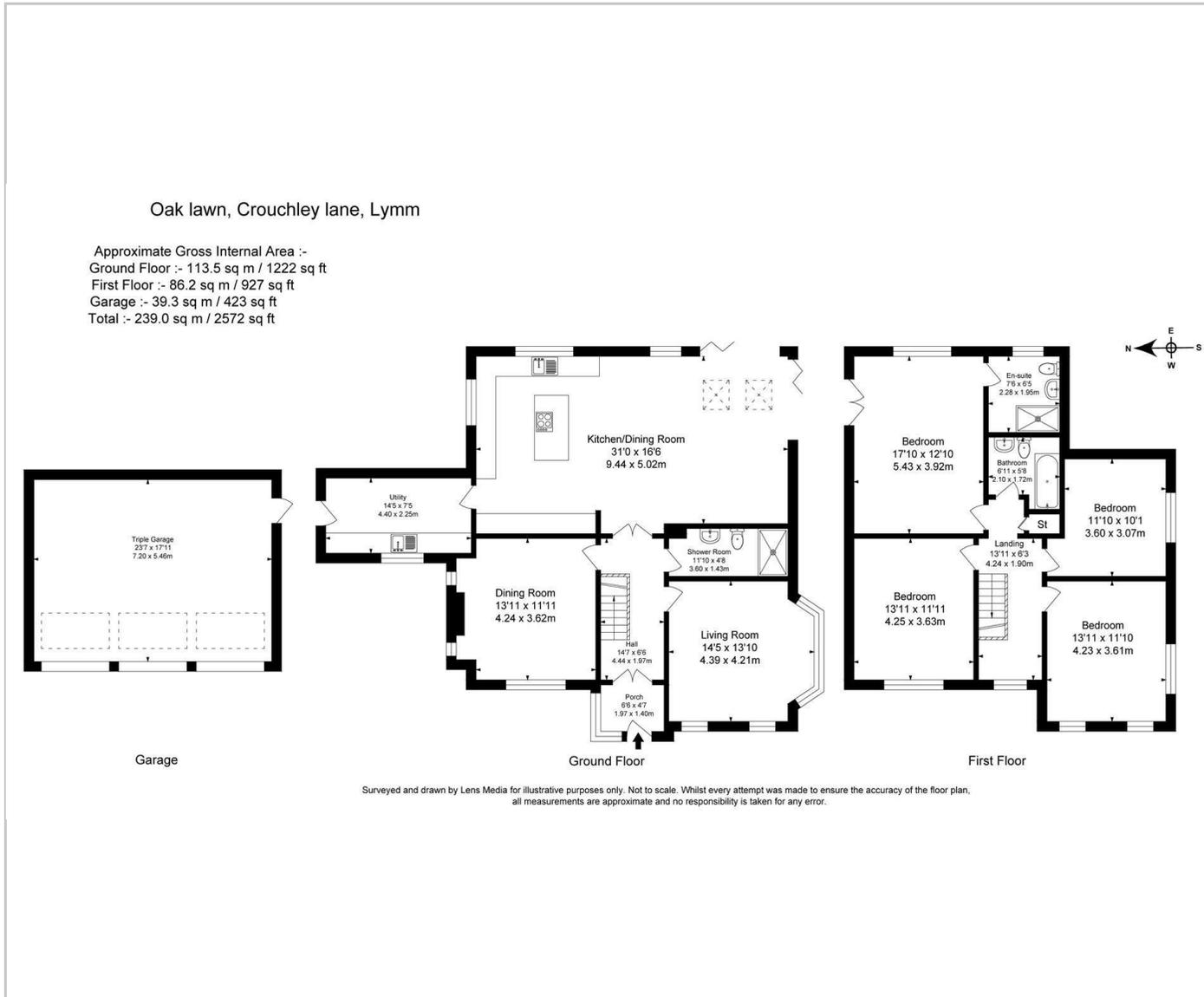
This remarkable home is not just a place to live; it is a lifestyle choice, offering both privacy and the charm of rural living while being conveniently located near local amenities. Whether you are looking for a family home or a peaceful retreat, this property on Crouchley Lane is sure to impress. Don't miss the opportunity to make this exquisite house your new home.
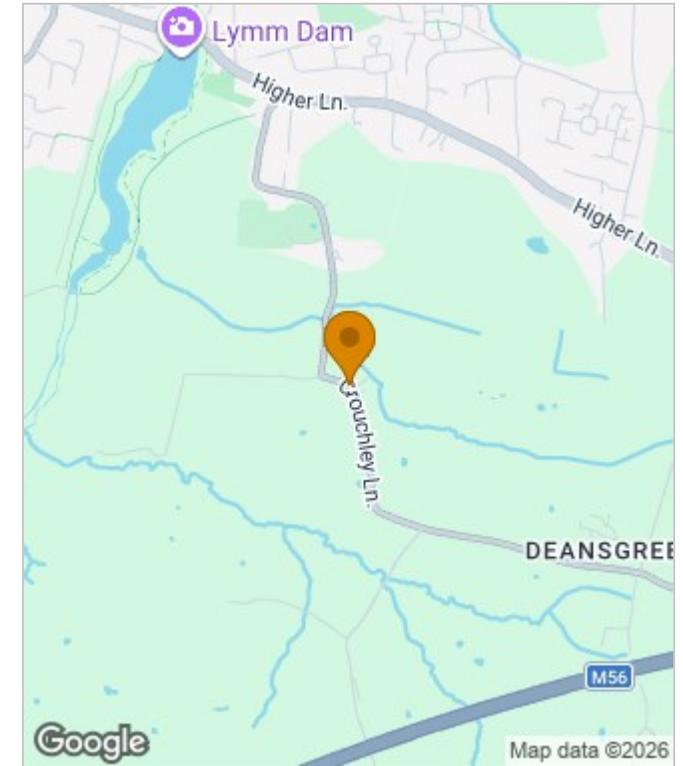
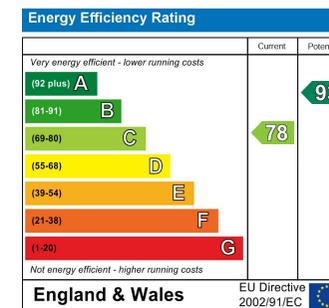## Description

Council Tax Band: G

Floor Plans

Oak lawn, Crouchley lane, Lymm

Approximate Gross Internal Area :-
Ground Floor :- 113.5 sq m / 1222 sq ft
First Floor :- 86.2 sq m / 927 sq ft
Garage :- 39.3 sq m / 423 sq ft
Total :- 239.0 sq m / 2572 sq ft

Kitchen/Dining Room
31'0 x 16'6
9.44 x 5.02m

Utility
14'5 x 7'5
4.40 x 2.25m

Triple Garage
23'7 x 17'11
7.20 x 5.46m

Dining Room
13'11 x 11'11
4.24 x 3.62m

Shower Room
11'10 x 4'8
3.60 x 1.43m

Hall
14'7 x 6'6
4.44 x 1.97m

Living Room
14'5 x 13'10
4.39 x 4.21m

Porch
6'6 x 4'7
1.97 x 1.40m

En-suite
7'6 x 6'5
2.28 x 1.95m

Bedroom
17'10 x 12'10
5.43 x 3.92m

Bathroom
6'11 x 5'8
2.10 x 1.72m

Bedroom
11'10 x 10'1
3.60 x 3.07m

Landing
13'11 x 6'3
4.24 x 1.90m

St

Bedroom
13'11 x 11'11
4.25 x 3.63m

Bedroom
13'11 x 11'10
4.23 x 3.61m

Garage

Ground Floor

First Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no responsibility is taken for any error.

Area Map

Map data ©2026

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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