



The Robins, Sandy Lane, Aston, CW5 8DG

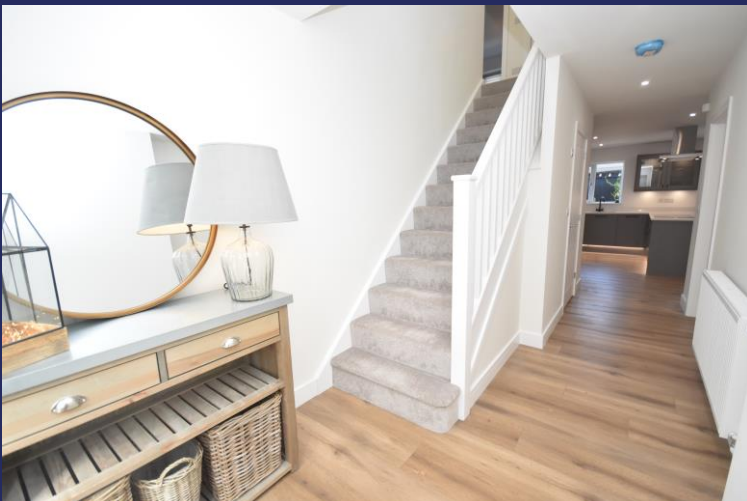
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**The Robins, Sandy Lane, Aston, CW5 8DG**

**Asking Price £450,000**



A stunning brand new four bed detached home with EPC A rating, situated in the popular village of Aston and built by award-winning family developers Goulden Simpson. Featuring air source heating, solar panels, EV charger, landscaped garden with pergola, integral garage and 10-year Premier Guarantee.

- Brand new 4-bedroom detached home in village of Aston
- Energy efficient with EPC A rating
- Built by award-winning family developers Goulden Simpson
- Integral Garage with electric roller door
- Low maintenance landscaped garden
- 10-year Premier Guarantee
- Air source heating, solar panels and EV charging point
- Council Tax Band tbc, Freehold



Welcome to this outstanding brand new detached family home, beautifully crafted by award-winning local builders Goulden Simpson, renowned for their attention to detail, superior finishes, and thoughtful design. Set within the popular village of Aston, this energy-efficient home represents the very best in modern country living and is just a short drive from the picturesque market towns of Nantwich and Whitchurch. Designed with both style and sustainability in mind, this home boasts an impressive EPC A rating, thanks to a combination of innovative energy-saving features. These include a Vaillant air source heating system (with a 7-year warranty), in-line solar panels, and a dedicated electric vehicle charging point-ensuring your home is as future-proof as it is beautiful. From the moment you arrive, the quality is unmistakable. A spacious brick-paved driveway leads to a single integral garage with an electric roller shutter door, framed by dawn-to-dusk exterior lighting that enhances the home's elegant frontage and adds practical security.

Inside, the property offers generous, well-planned living spaces ideal for family life and entertaining. The Entrance Hall provides a warm welcome, setting the tone with quality flooring and contemporary finishes. A convenient Cloakroom sits just off the hall, alongside the Lounge, offering a relaxing retreat with ample space for comfortable seating and media. At the heart of the home is the stunning Kitchen/Dining/Family Room, a true showpiece finished with quartz worktops, integrated appliances, and sleek cabinetry. Light floods the space through bi-fold doors that open directly onto the garden, effortlessly blending indoor and outdoor living. The separate Utility Room ensures practicality is maintained, keeping laundry and household tasks discreetly tucked away.





Upstairs, the home continues to impress with four spacious double bedrooms, each finished to a high standard. The master bedroom features fitted wardrobes and a stylish en suite, offering a private sanctuary for relaxation. Bedroom two also benefits from its own en suite shower room, perfect for guests or teenagers, while the remaining bedrooms share access to a beautifully appointed family bathroom, designed with modern living in mind. Outside, the landscaped rear garden is perfect for both entertaining and relaxing, featuring an Indian stone patio, powder-coated aluminium all-weather pergola, and raised planted borders filled with a variety of shrubs and ornamental trees. Security and peace of mind come as standard, with a modern alarm system, motion-activated exterior lighting, and a 10-Year Premier Guarantee offering reassurance and long-term protection.

This is a fantastic opportunity to own a high-specification, future-ready home in a sought-after village location. Early viewing is highly recommended.



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## LOCATION

Situated in the village of Aston, being some 4 miles south of Nantwich and 7 miles north of Whitchurch. Both Nantwich and Whitchurch have a choice of shopping facilities, schools and recreational facilities and are both on the direct train line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury is about 1.5 miles and offers railway station, primary school, village shop, public houses, and doctor's surgery. The larger centres of Chester, Shrewsbury, Crewe, Wrexham are between 10 to 27 miles approximately.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity, water and drainage are available. Air source heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## DIRECTIONS

Travel from Whitchurch on the A525 towards Nantwich, at the cross roads in Aston turn left into Wrenbury Road, continue on then turn right into Sandy Lane (just before H J Lea Oakes mill). Proceed and the property can be found after a short distance on the left hand side.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC A. The full energy performance certificate (EPC) is available for this property upon request.

## LOCAL AUTHORITY

Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

## VIEWING

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH37931 1525





## KITCHEN/DINER

22' 2" x 14' 4" (6.76m x 4.37m)

## UTILITY ROOM

9' 0" x 5' 9" (2.74m x 1.75m)

## MASTER BEDROOM

15' 3" x 10' 9" (4.65m x 3.28m)

## EN SUITE

9' 6" x 4' 5" (2.9m x 1.35m)

## BEDROOM TWO

14' 4" x 9' 8" (4.37m x 2.95m)

## BEDROOM THREE

13' 6" x 9' 7" (4.11m x 2.92m)

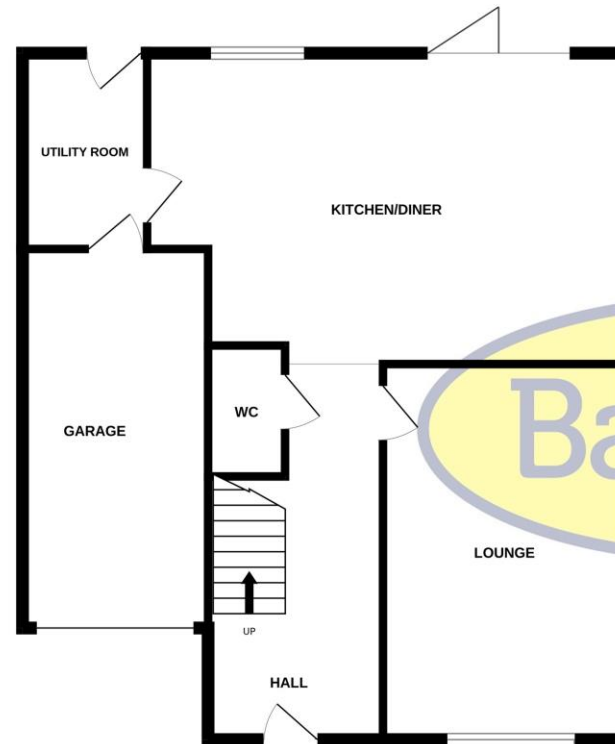
## BEDROOM FOUR

9' 2" x 9' 1" (2.79m x 2.77m)

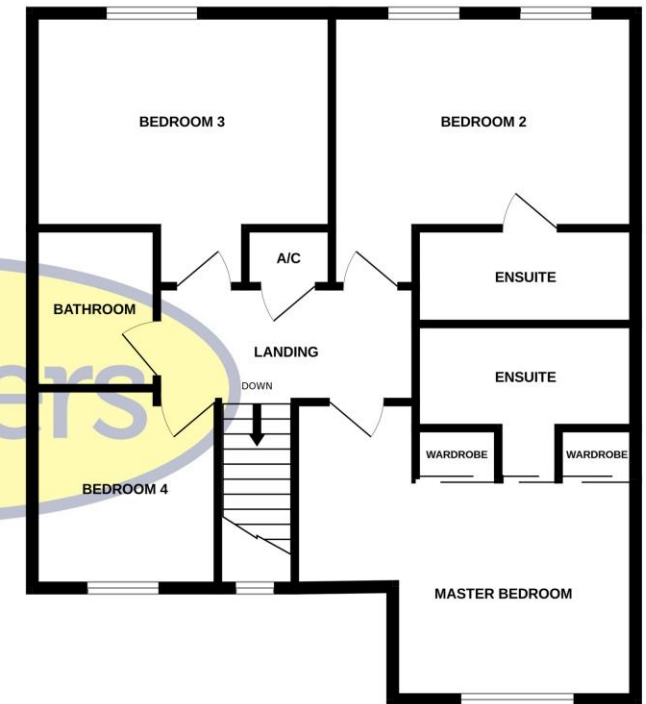
## GARAGE

17' 6" x 8' 6" (5.33m x 2.59m)

GROUND FLOOR



1ST FLOOR



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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## WHITCHURCH

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## MARKET DRAYTON

NEWPORT

SHREWSBURY

WELLINGTON/TELFORD

WHITCHURCH