



## Fairview Englesea Brook Lane

CW2 5QW

**Guide Price £630,000**



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STEPHENSON BROWNE



**RURAL LOCATION - SURROUNDED BY FIELD VIEWS** - Located in the small, rural village of Englesea Brook, Fairview is a one of a kind, executive DETACHED family home offering FOUR BEDROOMS and enjoying far reaching views to both the front and rear elevations. Boasting a spacious internal aspect that has been finished to a high specification throughout, this beautiful home will suit a range of buyers, being within a superb location close to excellent commuter links and neighbouring villages such as Weston, Barthomley, and Balterley Green along with the local amenities and schools they are home to.

You are welcomed into an imposing entrance hallway with gallery landing, a stunning open plan lounge diner / kitchen area possessing a feature electric fireplace, a range of high gloss wall, base and drawer units, Hotpoint integrated appliances and a hidden utility room! The area is flooded with plenty of natural lighting, having tri-fold doors onto the decking overlooking the rear. In addition, to the ground floor, is a handy WC, a generous double bedroom currently utilised as a physio room, a well proportioned single bedroom and an exceptional family bathroom with four piece suite including 'his and hers' sinks! There is also a separate sitting room for those who lovely a cosy space during the evenings, which links back to the kitchen. To the first floor are two impressive double bedrooms, both of which host their own shower room en-suites and views out to the far reaching fields behind.

A fantastic feature of this home is the ample storage throughout, having neatly planned cupboards to the ground floor as well as to the first floor, with both upstairs bedrooms offering extensive fitted wardrobes and access into a substantial amount of eaves storage, wrapping around the property! Another key attribute worthy of noting is electric underfloor heating throughout, controlled via thermostats in every room.





Externally, Fairview sits on a good plot size with ample off road parking for multiple cars in addition to the detached double garage (that also hosts a loft space). There are beautiful gardens to front and rear, with the current owner having installed a pergola area ideal for seating, and there is a large decked area perfect for alternative outdoor furniture overlooking the fields behind.

Early viewings come highly recommended to appreciate everything this unique property has to offer, call Stephenson Browne today to arrange yours!

### **Hallway**

An imposing yet welcoming space with wood laminate flooring, ample sockets, spotlighting, two wall lights, stairs to the first floor gallery landing having a wooden balustrade and glass inserts, door to under the stairs storage cupboard, door to cupboard housing the metres and door to coat storage, wall mounted thermostat and doors to first floor rooms, including:

### **Lounge / Dining / Kitchen**

28'2" x 20'7" (max measurements)

### **Lounge Diner**

Enjoying two UPVC double glazed windows to front elevation, as well as one to the side elevation, UPVC double glazed French doors opening to the side elevation and tri-folding doors opening to the rear. Having a feature wall mounted electric fireplace. a continuation of wood laminate flooring, spotlighting, wall mounted thermostat, ample sockets, TV point, coving to the ceiling, ceiling speakers, open plan to:

### **Breakfast Kitchen**

Comprising of a range of high gloss wall, base and drawer units with granite style working surfaces over incorporating breakfast bar with space for stools below, complimentary tiled splashbacks, under counter lighting, and having a one and a half sink with drainer and mixer tap, full length fridge, freezer as well as Hotpoint appliances, such as: double oven, four point electric hob with extractor over and microwave. With wood laminate flooring, ample sockets, ceiling speakers, coving to the ceiling, wall thermostat, UPVC double glazed window to rear elevation, UPVC door with double glazed insert opening to the garden and internal door accessing the separate sitting room. Cleverly hidden behind two match door units is:

### **Utility**

Having additional units matching the kitchen with granite style working surfaces over, a sink with drainer, space/plumbing for a washing machine and separate dryer, spotlighting, coving to the ceiling and ample sockets.





### **Sitting Room**

15'6" x 10'2"

Boasting tri-folding doors opening to the garden and overlooking the fields at the rear, wood laminate flooring, coving to the ceiling, spotlighting, ample sockets and door into the kitchen.

### **WC**

With a push flush WC, wall mounted hand basin with granite style cladding panel splashback, UPVC double glazed obscure glass window to front elevation, spotlighting, wood style flooring, door to storage cupboard with shelving and door to cupboard housing the water tank.

### **Bedroom Three / Physio Room**

12'2" x 10'3"

A generous double bedroom currently set up as a physio room, having a UPVC double glazed window to rear elevation, wood laminate flooring, spotlighting, coving to the ceiling and ample sockets.

### **Bedroom Four**

11'5" x 6'11"

With wood laminate flooring, spotlighting, wall mounted thermostat, coving to the ceiling, UPVC double glazed window to front elevation, ample sockets and TV point.

### **Bathroom**

With a push flush WC, 'his and hers' wall mounted hand basins with matching mirrored storage units over, bath with central mixer tap and granite cladding panel surround and a separate walk-in double shower unit with waterfall shower head, lighting and glass door. With wood style flooring, spotlighting, ceiling speakers, granite style cladding panel to half of the walls creating splashbacks, shaving point, UPVC double glazed obscure glass window to front elevation and chrome heated towel rail.

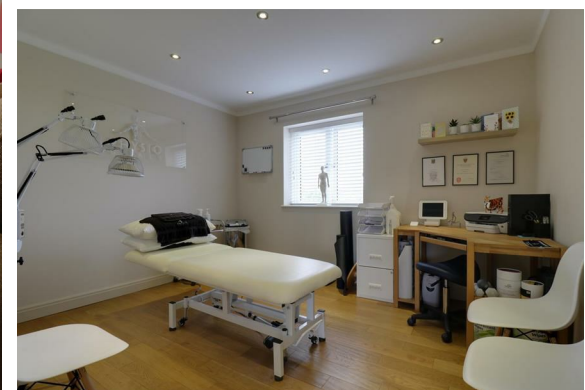
### **Landing**

With wood laminate flooring, Velux window, spotlighting, ample sockets, two doors into eaves storage and doors to both bedrooms:

### **Principal Bedroom**

19'2" x 11'8"

An impressive principal bedroom with UPVC double glazed window to rear, overlooking the fields, Velux window, spotlighting, wood laminate flooring, wall mounted thermostat, coving to the ceiling and doors to a range of fitted wardrobes, with two openings to give entry to sizeable eaves storage with lighting.





### **En-suite**

With a push flush WC, wall mounted hand basin with mirror and lighting over, walk-in corner shower with glass screen. Wood style flooring, spotlighting, chrome heated towel rail, shaving point and marble style cladding panels to the walls creating splashbacks.

### **Bedroom Two**

15'10" x 11'8"

An equally well proportioned double bedroom also enjoying fitted wardrobes, two of which access substantial eaves storage with lighting. With UPVC double glazed window to rear elevation, Velux window, spotlighting, coving to the ceiling, wood laminate flooring, wall mounted thermostat and door to:

### **En-suite**

With a push flush WC, wall mounted hand basin with mirror and lighting over, walk-in corner shower with glass screen. Wood style flooring, spotlighting, chrome heated towel rail, shaving point and marble style cladding panels to the walls creating splashbacks.

### **Council Tax Band**

The council tax band for this property is F

### **NB: Tenure**

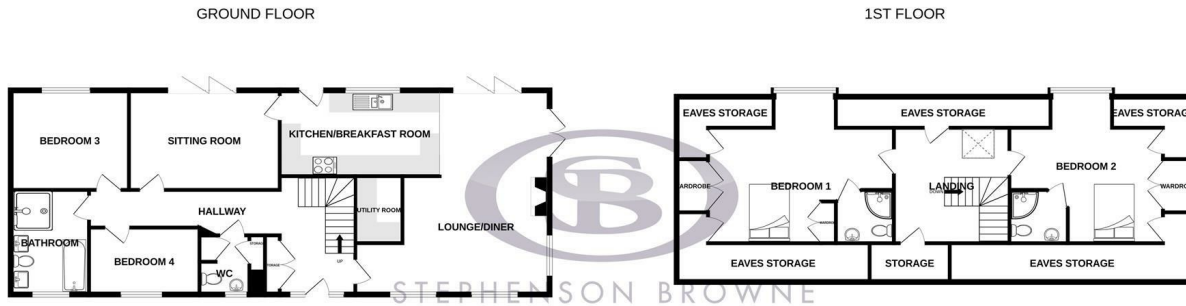
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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# Floor Plan



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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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		70	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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