



Stunning Brand New Detached Property

Superb Open Plan Living Kitchen

Five Further Double Bedrooms

Enviably None Estate Location

Exceptional Master Suite

Four Fabulous Bathrooms & En-Suites



Introduction

Simply Stunning !!! A fabulous opportunity to acquire this most attractive deceptively spacious detached brand new build property, delivering spacious accommodation set across three floors. Distinctively designed with today's modern living in mind, with luxury and detail second to none. Set on a generous plot and none estate location in the beautiful semi rural hamlet of Arclid. Meridan is an individual and thoughtfully designed property delivering a most impressive open plan living space over 32ft wide set to the rear aspect where the stylish kitchen with numerous quality appliances can be found along with open plan dining and family areas. The six double bedrooms are set over two floors with an impressive master suite and four fabulous bath/shower rooms (two being en-suites). Viewing is required to appreciate the space, location, and excellent finish this beautiful home has to offer. The property tour starts with a most welcoming entrance hallway with attractive herringbone LVT flooring, giving access to all ground floor rooms with an eye-catching glass panelled staircase ascending to the first floor. The formal substantial lounge sits to the front aspect, a perfect room to retire to in the evening. The heart of any home is the kitchen, this will not disappoint, with the beautifully appointed kitchen sitting open plan to family/dining room with the continuation of the smart engineered laminate flooring, occupying the rear aspect.

The stunning kitchen delivers a substantial range of contrasting dark stone effect and concrete units with a feature central island complete with a wine cooler. Contrasting quartz work surface provides ample preparation space, with several high-quality integrated appliances including full height fridge and separate freezer and a Lusso 4 in 1 boiling water tap to name a few. The kitchen is completed with eye catching gold trim. The dining area boasts triple bi-fold doors and further double patio doors sit to the family area both leading to the rear aspect. The ground floor is completed with a spacious utility room, cloakroom/W/C and access to the integral garage. The first-floor landing leads to the impressive master suite enjoying a super view via French style doors which open to the balcony, the sizeable walk in wardrobe and luxurious four piece en-suite complete the main bedroom. The guest room is located to the front aspect enjoying an eye-catching en-suite. The two remaining bedrooms are serviced by a lavish contemporary four-piece family bathroom. The second-floor part galleried landing gives access to two further sizeable double bedrooms which enjoy a central stunning contemporary three-piece suite shower room. Externally: The property is set back from the road with an extensive driveway, delivering excellent private off-road parking for several vehicles, and leads to the main entrance and integral garage. The garden space sweeps round the property, being mainly laid to lawn ideal for the growing family and keen gardener, completed with a sizeable smart grey paved patio providing an ideal place to sit, relax and enjoy the garden, perfect for summer 'Alfresco' dining. No

Seller Chain Involved

EPC Rating B- Council Tax Band TBC - Tenure TBC

ACCOMMODATION

Ground Floor

Entrance Hallway

The impressive front entrance door leads to the most welcoming entrance hall, with eye-catching glass panel stairs balustrade ascending to the first floor. Double doors lead to the impressive open plan living space, whilst further doors gives access to the sizeable lounge, WC and Internal garage Completed with stunning herringbone style LVT flooring

Lounge 16' 4" x 12' 4" (4.97m x 3.76m)

A fabulous size lounge, located to the front elevation the large window allows natural light to flow through. The lounge is completed with under floor heating, ideal for cosy nights, stylish carpets and neutral decor.

Open Plan Living 14' 3" Extending to 18'9" x 32' 3" (4.34m x 9.82m)

Kitchen Area 14' 3" x 9' 11" (4.34m x 3.02m)

Situated to the rear aspect sits the exceptional, beautifully designed open plan kitchen. The extensive range of handleless dark stone effect wall, drawer and base level units with contrasting concrete units all deliver fabulous storage, incorporating a central island home to a smart wine cooler and the five ring halogen hob. Contrasting quartz work surface flows round to provide extensive preparation space whilst the kitchen is finished with an eye-catching gold trim. Integral appliances include: Fan assisted Bosch oven and grill, Bosch built in combination microwave, larder style fridge and separate larder freezer, and an integrated Neff dishwasher. The one and a half single drainer sink unit sits below the window overlooking the rear garden, with a superb matt black Lusso 4 in 1 multi-function tap. This stunning kitchen is completed with inset ceiling spotlights, and continuation of the smart underfloor heated eye-catching flooring.

Dining Area 18' 9" x 12' 5" (5.71m x 3.78m)

This bright space sits open plan to the family area and kitchen, boasting triple bifold doors leading to the rear garden. Completed with feature ceiling lighting and continuation of smart heated flooring.

Family Area 14' 3" x 9' 11" (4.34m x 3.02m)

Sitting seamlessly open plan is the spacious family area with French style double doors opening to the rear garden, and twin windows to the side aspect, all allowing natural light to fill the space.

Utility Room 6' 6" x 8' 1" (1.98m x 2.46m)

With the continuation of the contrasting dark stone effect/light grey units to deliver further storage, with contrasting work surface home to the inset one and a half single drainer sink unit with swan neck chrome mixer tapware. Space is free for washing machine and dryer. Completed with half glazed door to the side aspect and inset ceiling spot lighting.

WC / Cloakroom

A smart matching white two-piece suite comprising: Built in vanity unit to one wall housing hand basin with matt black tapware along with useful storage below, whilst the hidden cistern WC sits to the opposite wall. Completed with a matt black heated towel rail, tiled splash-back, and smart heated flooring.

First Floor Landing

Turn flight open panelled glass balustrade stairs lead to the first-floor spacious landing which gives access to first floor rooms. This landing is completed with neutral decor with double doors opening to the Master Suite.

Master Suite 14' 3" x 12' 4" (4.34m x 3.76m)

Simply stunning. Double doors open to reveal the impressive master bedroom. Eye-catching vaulted ceilings, with French doors and windows enjoying a view over rear aspect, the black French door, open to the sizeable balcony with vaulted ceiling, glass panel and lighting. This superb room is completed with feature ceiling light, wall lights, vertical black radiator and access to both en-suite and walk in wardrobe.

Walk in Wardrobe 6' 4" x 9' 4" (1.93m x 2.84m)

A fabulous sized room, accessed from the master bedroom.

Master En-Suite

WOW !! The stunning contemporary three-piece en-suite comprises of: Triple width walk in shower with dual shower heads, one a fixed chrome drencher style and the other a handheld shower, with smart high gloss black marble effect tiled surrounding the stylish vanity unit with storage provides two oval hand wash basins, each with chrome mixer tapware with a fitted WiFi feature vanity mirror above, completed with a hidden cistern WC, a grey heated towel rail and LVT flooring.

Guest Bedroom 13' 9" max x 11' 7" (4.19m x 3.53m)

Located to the front aspect, a marvellous sized double room with a window overlooking the front aspect with Cheshire farmland in the distance. Door to the smart en-suite shower room.

Guest Bedroom En-Suite

A smart three-piece suite to comprise: A triple width walk in shower boasting mains mixer dual shower heads in matt black with a matt black panelled shower screen and eye-catching wood effect surround, low level WC and hand wash basin with matt black mixer tapware and stand. This impressive en-suite is completed with smart herringbone effect LVT wood flooring.

Bedroom Three 15' 6" x 12' 4" (4.72m x 3.76m)

A further fabulous sized double bedroom with stunning views to enjoy over the front aspect.

Bedroom Six/Office 14' 4" max x 9' 4" (4.37m x 2.84m)

The smallest of the six double bedrooms, a versatile room ideal as a home office or study if required, with French doors and Juliet balcony enjoying the views. Completed with a stylish vertical black radiator.

Family Bathroom

The luxurious family bathroom fitted with a four-piece suite to comprise: Triple width walk in shower unit boasting dual shower heads, being a fixed rainfall style shower head and a traditional raiser shower. The oval shaped free-standing bath with gold mixer Lusso spout and shower handset takes centre stage, continuing with a smart oval hand wash basin sat on a floating shelf, complete with Lusso sink tapware and a floating hidden cistern WC. Completed with black wall mounted heated towel rail, a fitted WiFi vanity mirror along with eye catching marble styled tiling with matching flooring with underfloor heating.

Second Floor Landing

The continuation of the open glass panel stairs lead to the part galleried second floor landing giving access to two further double bedrooms and a smart three piece shower room.

Bedroom Four 22' 11" max x 12' 4" max (6.98m x 3.76m)

Located on the second floor is bedroom four, with a walk in dormer style window to the rear aspect to allow a view over the countryside beyond. Completed with eaves storage.

Bedroom Five 22' 11" max x 11' 8" max (6.98m x 3.55m)

Located on the second floor is bedroom five, a generous sized room mirroring the layout of bedroom four, completed with useful eaves storage.

Shower Room

A smart matching three-piece white suite comprising: Attractive tiled double width walk in shower boasting two matt black shower heads, one being a fixed rainfall style shower head and the other a traditional raiser shower. A stylish black vanity unit with contrasting surface sits to one wall, home to the hidden cistern low level WC with touch sensor flush panel, and hand basin with mixer tapware and storage below. This room is completed with two skylights allowing natural light and marble effect LVT chequerboard flooring.

Externally

The property sits in a generous plot set back with an extensive private driveway to deliver ample private off-road parking. The front aspect is completed with shaped raised flower bed, whilst lawned gardens sweep round to the rear of the property. The rear garden offers an impressive sized paved terraced patio area, the ideal place to sit and enjoy this exceptional garden and views beyond, perfect for summer "Alfresco" dining. A fabulous space for the growing family or ideal for the keen gardener to design and landscape. Completed with an electric car charger and two outside taps.

Garage 18' 6" x 11' 2" (5.63m x 3.40m)

Up and over door or internally allows access to the garage, home to the new central heating boiler, and water system. The property comes with Tado smart thermostats throughout. Completed with light and power.



Location

This superb property is situated some 3.5 miles south of Holmes Chapel, in the parish of Arclid. A semi rural location, with some of Cheshire's wonderful farmland and countryside close by. Situated within easy reach by car to both Sandbach and Congleton town centres, each providing a wide range of shopping, recreational, social and educational facilities. For those wishing to commute this is an ideal location with Junction 17 (Sandbach) of the M6 North West motorway network approximately 1.5 miles away, whilst main line train stations are available at Holmes Chapel, Congleton and Sandbach. Educational facilities for both primary and secondary are available (subject to placement) at Smallwood primary, Brereton primary, Holmes Chapel both primary & secondary education, along with Sandbach having both primary secondary education facilities.

Directions

From our office 16 The Square, Holmes Chapel. CW4 7AB Travel south through Holmes Chapel village, continue along the A50 (London Road) in the direction of Sandbach, after approximately 3.5 miles. The property can be found on the left hand side, before the Breton Grange development. Easily identified by our Latham Estates For Sale sign. For sat nav user: post code CW11 2SN. Viewing Strictly by Appointment.



Ground Floor

First Floor

Second Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only Created on PlanUp 2016 for Latham Estates Sales & Lettings
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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.