

LATHAM ESTATES

SALES & LETTINGS

Malpas Close
Sandbach

Monthly Rental Of £1,200



Available January 2026

Bright Spacious Lounge

Master Bedroom with En-Suite

Semi-Detached Three Bedroom Property

Stylish Breakfast Kitchen

Gardens and Garage



16 The Square Holmes Chapel, CW4 7AB
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

Available January 2026 This fabulous three-bedroom semi-detached property, constructed by Morris Homes to The Didsbury design, offers exceptional modern living in the highly attractive Brereton Grange development, nestled within the semi-rural hamlet of Arclid, Cheshire. Completed to an excellent standard, the home features bright and airy accommodation throughout, complemented by neutral décor, stylish carpets and flooring, a contemporary fitted kitchen, and chic en-suite and family bathroom. The entrance hallway provides access to both the spacious front aspect lounge and the ground-floor cloakroom/WC. The lounge flows through to the well-planned, contemporary open plan kitchen/dining room, the kitchen is fitted with high-gloss units offering ample storage. French doors from the dining area open out to the rear garden, creating a seamless indoor-outdoor connection. To the first floor, a generous landing leads to three well-proportioned bedrooms and a smart family bathroom. The master bedroom benefits from its own stylish three-piece en-suite shower room. Externally, the property offers excellent parking arrangements, including a private driveway in front of the rear positioned garage and additional off-road parking to the side. The sizeable rear garden is predominantly laid to lawn and features a paved patio area and pathway leading to the garage. An ideal space for relaxation or entertaining.

EPC Rating B

Council Tax Band C - Cheshire East

Available Long Term Minimum 12 months

Available Un-Furnished

A Deposit of one months rent applies £1,200.00

A Reservation Fee of One Weeks Rents applies £276.92 Terms & Conditions Apply

ACCOMMODATION

Entrance Hallway

Attractive composite front entrance door leads to hallway, the hallway is completed with doors to both the cloakroom and lounge.

Cloakroom/WC

Delivering a matching white two piece suite comprising: Low level WC and corner vanity hand wash basin, with chrome mixer tapware. Completed with attractive flooring.

Lounge 15' 8" x 13' 0" Extending 15'10 (4.77m x 3.96m)

Located to the front aspect is the bright spacious lounge, with open plan balustrade stairs ascending to the first floor, with useful under stairs cupboard. Completed with neutral decor and opening leading to the dining kitchen.

Dining Kitchen 9' 1" x 15' 10" (2.77m x 4.82m)

A bright open plan dining kitchen. The well-planned kitchen offers a range of stylish light 'Mocha' coloured, wall, drawer and base units to provide ample storage, contrasting work surface flows round to deliver ample preparation space. The inset one and a half single drainer sink unit with chrome mixer tapware, sits below the window overlooking the rear garden. The four ring gas hob with brushed chrome splash back sits below the chimney style extractor fan, the appliances are completed with an integrated Neff electric fan assisted oven and grill. The dining area provides ample space for dining furniture with French style doors opening to the rear garden.

First Floor

Landing

The spacious landing area leads to all bedrooms and family bathroom, completed with useful over stairs storage cupboard.

Master Bedroom 11' 3" x 9' 3" (3.43m x 2.82m)

A good size main bedroom, located to the rear aspect with television point and door to en-suite.

Master En-Suite

Delivering a smart three piece en-suite comprising: Double width walk in shower with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with stylish tiling and attractive flooring.

Bedroom Two 9' 6" x 8' 2" (2.89m x 2.49m)

The second spacious bedroom is located to the front aspect.

Bedroom Three 10' 9" Maximum x 7' 5" (3.27m x 2.26m)

Located to the front aspect is bedroom three.

Family Bathroom

Stylish three piece suite comprising: Panelled bath with wall mounted electric shower over and bi-fold glass shower screen, low level WC and pedestal hand wash basin with chrome mixer tapware, completed with attractive tiled walls.



Externally

Front Aspect

The inset paved pathway leads to front entrance, whilst the garden has been designed to offer a low maintenance well stocked flowerbed.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area and paved path leading to the gated access and garage beyond.

Garage & Parking 17' 5" x 8' 10" Internal Measurements (5.30m x 2.69m)

Located to the rear of the property with up and over entrance door, light and power. Further off road parking is located to the side of the property.



Location

The 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 to Holmes Chapel, Sandbach and Congleton town centres, with 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, along with main line train stations 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 and Sandbach both primary & secondary.

Tenant Information

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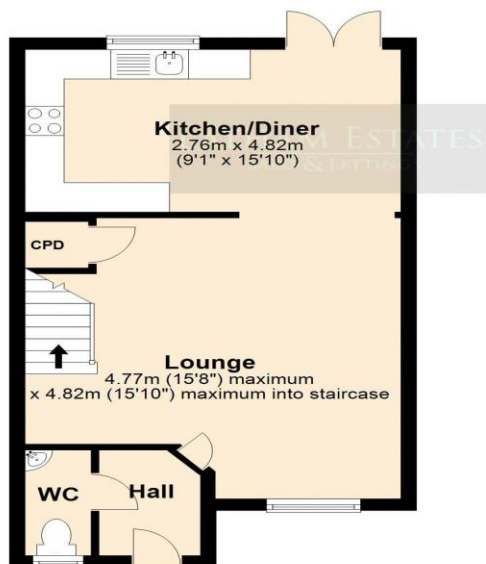
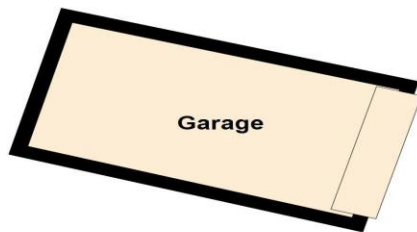


Directions

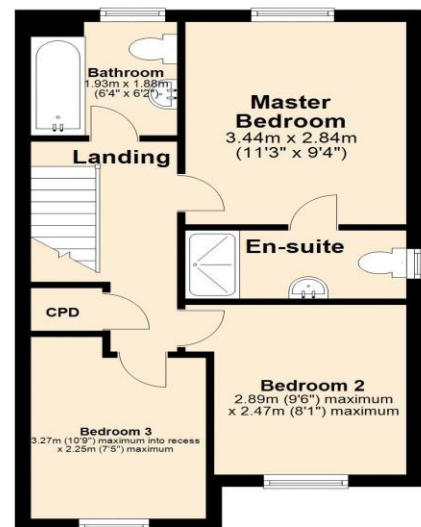
From our office 16 The Square, CW4 7AB Travel south through Holmes Chapel village, continue along the A50 London Road in the direction of Sandbach, after approximately 3.5 miles turn left onto the Brereton Grange development, at the junction turn right and follow the road round onto Malpas Close, where the property can be found at the end of the close on the left hand side. For Sat Nav user: post code CW11 2AE
Viewing Strictly by Appointment.



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

IMPORTANT NOTE TO TENANTS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the Landlord and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Intending tenants will be asked to produce identification when an application is made.

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