

# LATHAM ESTATES

SALES & LETTINGS

Danefield Road  
Holmes Chapel

Guide Price £425,000



Stunning Open Views To The Dane Valley

Established Residential Area

Modern Well Planned Kitchen

Three Bedroom Detached Property

Open Plan Lounge Dining Room

Garage and Ample Private Parking



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[www.latham-estates.co.uk](http://www.latham-estates.co.uk)

## Introduction

Undoubtedly one of the best views in Holmes Chapel, this property backs onto the picturesque Dane Valley, offering sweeping views across the rolling Cheshire countryside and distant farmland. Situated within a highly sought after residential development, it boasts easy access to the village centre, making it ideal for those seeking the charm of village life. It is also within the catchment area of the highly regarded Hermitage Primary School. The home features three generously sized bedrooms, a spacious lounge through dining room, and a garden room that takes full advantage of the stunning vista. The tour starts with a entrance hallway, which leads to the main hallway. From here, you can access the kitchen, lounge, and a convenient ground-floor WC. The bright and spacious lounge, positioned at the front of the house, seamlessly flows into the dining area. The garden room, located just off the dining space, is a versatile room that allows you to enjoy the magnificent views over the rear garden and the Dane Valley beyond. The kitchen is equipped with a range of matching units, offering ample storage and functionality. On the first floor, the landing provides access to the three well-proportioned bedrooms and family bathroom, which is spacious and well-appointed. Externally: The property sits on a generous plot, with an open-plan garden to the front and a private driveway. The substantial rear garden is perfect for families and gardening enthusiasts, featuring two patio areas that provide the ideal spots to sit back and take in the view. A single garage is conveniently located to one side.

EPC Rating – C

Council Tax Band – D – Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Entrance Hallway

Giving access to the main hallway, ideal area for shoes and coats.

### Main Hallway

An open spindle balustrade staircase leads to the first floor, with a handy under-stairs cupboard for extra storage. Doors open into the spacious lounge and kitchen, offering easy access to both living areas.

### WC

Located just off the hall is the ground floor WC, fitted with a matching two piece suite comprising a low-level WC and a wall mounted hand wash basin.

### Open Plan Lounge 12' 7" x 10' 11" (3.83m x 3.32m)

The open plan lounge enjoys a pleasant front aspect and is filled with natural light, creating a bright and welcoming atmosphere. This substantial room offers ample space to accommodate a variety of furniture layouts, making it ideal for both relaxing and entertaining.

### Open Plan Dining Area 10' 6" x 9' 2" (3.20m x 2.79m)

A generous and versatile space with ample room for a dining suite, perfect for family meals or entertaining guests. A door leads directly through to the garden room.

### Garden Room 9' 4" x 11' 10" (2.84m x 3.60m)

This space is a truly wonderful addition to the property, offering a versatile setting that can be enjoyed in countless ways throughout the year. Whether used as a quiet retreat, a place to entertain guests, or simply somewhere to sit and enjoy and appreciate the far-reaching views across the Dane Valley and the picturesque Cheshire farmland beyond.

### Kitchen 10' 1" x 8' 1" (3.07m x 2.46m)

The kitchen is fitted with a range of matching light beech-effect wall and base units, providing ample storage and worktop space. A single drainer sink is perfectly positioned beneath the window, offering a pleasant outlook over the rear garden and the views beyond. The room is completed with a part glazed door to the side aspect and designated spaces for a freestanding fridge and cooker.

### First Floor Landing

The landing provides access to all bedrooms and the family bathroom and is enhanced by a side aspect window that brings in natural light.

### Master Bedroom 12' 9" x 9' 10" (3.88m x 2.99m)

The principal bedroom is located to the front aspect, a generous room, leaving ample space for furniture.

### Bedroom Two 10' 1" x 9' 2" (3.07m x 2.79m)

The second double bedroom is located to the rear aspect, taking full advantage of the stunning views. Completed with a double fitted mirror-fronted wardrobe for practical storage.

### Bedroom Three 9' 1" Max x 7' 7" Max (2.77m x 2.31m)

The generous third single bedroom is located to the front aspect.

### Family Bathroom

The substantial family bathroom features a matching three-piece suite, comprising of a P-shaped panelled bath with chrome mixer tapware and a wall-mounted electric shower, complete with a curved glass shower screen. A pedestal hand wash basin with chrome mixer tapware and a low-level WC completing the suite. The room is enhanced with part-tiled walls and inset mosaic detailing, along with a useful separate airing cupboard.





### Externally

The property is set behind an open-plan front garden, predominantly laid to lawn, with a tandem-style driveway positioned to one side. The driveway extends past the house, through a carport, and leads to the detached single garage. The generous rear garden is a true sanctuary, perfectly suited to a growing family, gardening enthusiasts, or anyone seeking a tranquil outdoor retreat. The lawn sweeps gracefully down to the open farmland, home to the local dairy herd, while beyond, the tree-lined Dane Valley unfolds alongside sweeping views of the Cheshire countryside. Two well-placed patio areas provide idyllic spots to relax, entertain, or simply soak in the ever changing beauty of this remarkable location. With space, serenity, and spectacular vistas on offer, the garden becomes more than just an outdoor space, it's a lifestyle in itself. The detached single garage is conveniently positioned to one side, completing this impressive outdoor space.

### Detached Garage 20' 2" x 8' 2" (6.14m x 2.49m)

Set in the rear garden, with up and over entry door and courtesy side door.



### Location

Holmes Chapel is a highly sought-after village in the heart of Cheshire, known for its vibrant community and picturesque surroundings. The village centre offers a wide range of day-to-day amenities, including a mix of independent retailers and well known high street names, creating a welcoming and convenient hub for residents. Set amidst beautiful Cheshire countryside, Holmes Chapel is perfect for outdoor enthusiasts, with the scenic Dane Valley right on the doorstep, ideal for walkers and nature lovers alike. The area is well served by education, boasting two highly regarded primary schools and a respected secondary school. A selection of pubs and restaurants can be found both within the village and the surrounding area, offering a variety of dining and social options. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with Crewe offering fast links to London and other major destinations. Excellent road connectivity is also available, with easy access to the Northwest motorway network via Junction 18 of the M6.

### Tenure

We have been informed the property Freehold  
Correct at the time of listing.  
We recommend you check these details with your  
Solicitor/Conveyancer

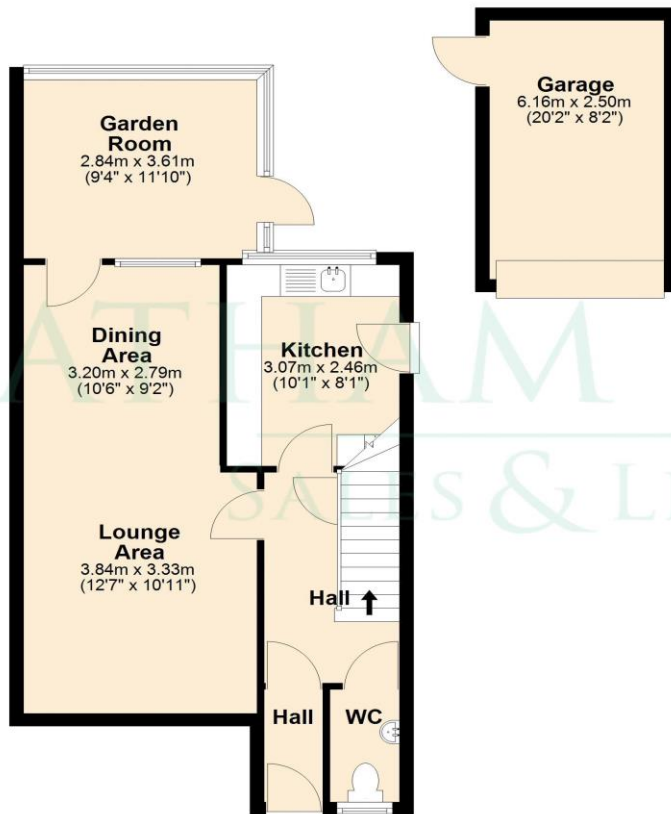


## Directions

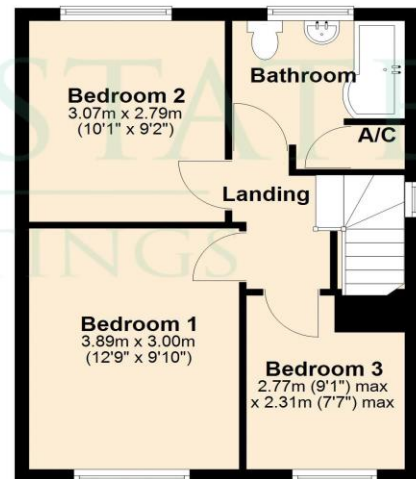
From our office 16 The Square, CW4 7AB. Travel to the mini roundabouts, take the third exit onto Macclesfield Road. Travel along Macclesfield Road taking the first left onto Hermitage Lane, travel to the end of Hermitage Lane taking the last left-hand turn into Danefield Road. Travel to the end of Danefield Road, where the property can be found on the right-hand side. Post Code: CW4 7NS  
Viewing Strictly by Appointment.



**Ground Floor**



**First Floor**



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.  
Plan produced using PlanUp.

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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.