



Rose Cottage Forty Acre Lane, Kermincham, CW4 8DX

Offers In The Region Of £850,000

Enjoy this superb country residence by watching our guided video tour, we're sure you won't be disappointed!

Nestled in the heart of some of Cheshire's most beautiful countryside within a most affluent and sought after rural hamlet, 'Rose Cottage' is a charming detached bungalow sitting proudly in grounds of approx an acre made up of mature lawned gardens, a large driveway (with its own roundabout!), ponds, flower beds and much more, the home is most attractive and enjoys a charming aesthetic being of Cheshire brick construction. Inside the property the accommodation flows very well across all rooms and the 1900 square feet (approx) of internal space could surely suit a wide range of buyers' needs, however, we also feel with the amount of space both inside & out, buyers may relish the opportunity to extend, reconfigure or redevelop (subject to planning permissions). Regardless of how you decide to live here, Rose Cottage will certainly make a wonderful and happy home for years to come.

Locally, an array of amenities, leisure facilities, commuter links, private & state schools and much more are available at the various neighbouring towns & villages of Alderley Edge, Holmes Chapel, Congleton, Macclesfield and more.

It's worth noting that being located so close to so many areas whilst also being surrounded by countryside means that plenty of country pursuits such as equestrian facilities, golf courses, walking routes and more are also part of the lifestyle!

We could talk about this amazing opportunity all day long so take a few moments to view our video, photos and floor plans then call the Cheshire town & country experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Hallway 9'11" x 11'8" (3.03 x 3.56)

Lounge / Diner 16'4" x 29'4" (5.00 x 8.95)

Dining kitchen 10'7" 11'10" (3.23 3.61)

Utility

A/C

Store 12'5" x 7'0" (3.80 x 2.15)

Porch

Bedroom one 14'8" x 14'3" (4.48 x 4.35)

Bedroom two 14'9" x 8'10" (4.51 x 2.71)

Bedroom three 7'4" x 10'11" (2.26 x 3.35)

Bathroom 10'9" x 8'10" (3.30 x 2.71)

Garage 18'7" x 16'9" (5.67 x 5.13)

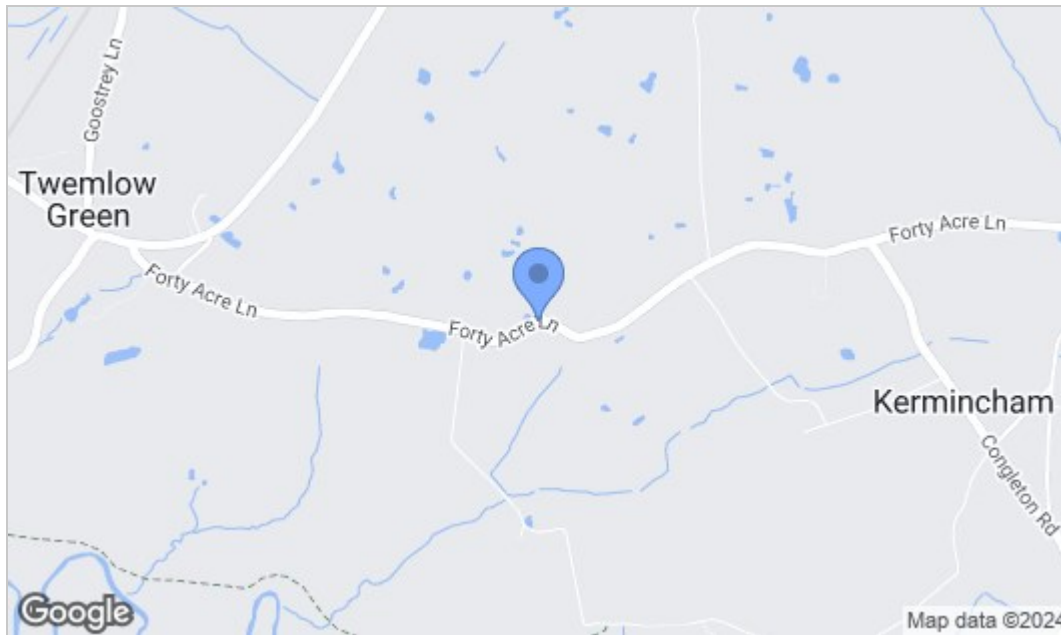
Driveway

Gardens front and rear

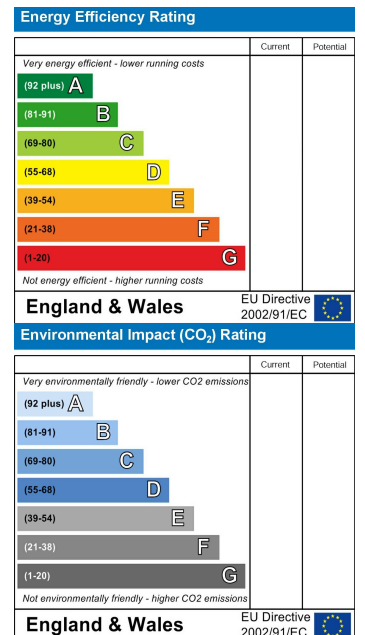
Floor Plan



Area Map



Energy Efficiency Graph



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