



## 14 Church Lane, Scholar Green, ST7 3QQ

### Offers In The Region Of £425,000

A truly one off opportunity to purchase a bespoke luxury home soon to be constructed by highly regarded local builders!

Located in an exclusive semi rural village in Cheshire East, the home exudes style and quality and will enjoy an exactingly high specification to include an on trend kitchen fully fitted with high end appliances and a grey wood design. Of course, no great kitchen is complete without the ever popular centre island and this home will deliver that too! The social kitchen will flow effortlessly into the living spaces as the ground floor is set to be an airy and spacious open plan design.

Up on the first floor you'll find three generously proportioned double bedrooms and a beautiful family bathroom with the master bedroom boasting a stylish en suite. Of course, no matter which window you gaze through, you will find wonderful mature views of this most established village location.

Outside the home continues to impress with useful off road parking and grounds for entertaining and relaxing in equal measure!

Locally, Scholar Green Primary School is a stones throw away, perfect for growing families! Efficient commuter links are taken care of with close proximity to the A34 to both north & south and when you need a little extra space and fresh air....the surrounding Cheshire countryside has you covered with local landmarks such as Rode Hall and beauty spots such as the canal towpaths and locks!

We are truly excited to see this dream home come to life so call us here at Chris Hamriding Estate Agents to register your interest!

**Hall**

**WC**

**Lounge**

**Kitchen/ dining**

**Stairs and landing**

**Bedroom one**

**Ensuite**

**Bedroom two**

**Ensuite**

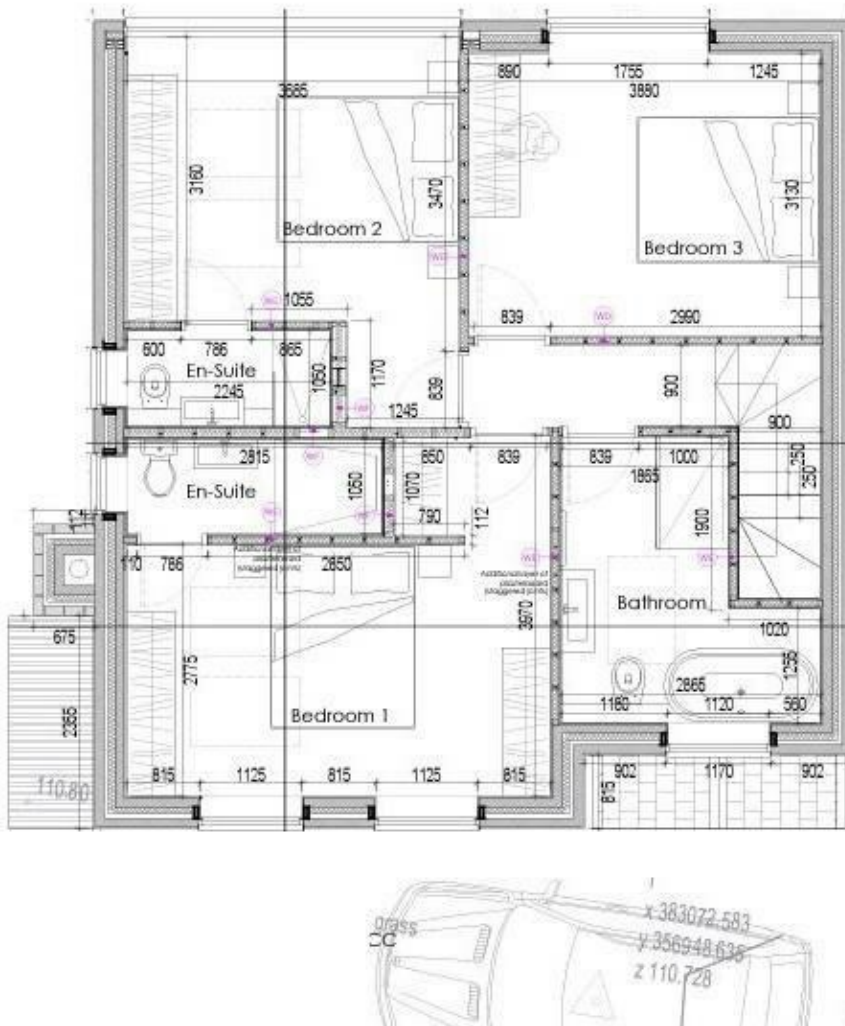
**Bedroom three**

**Bathroom**

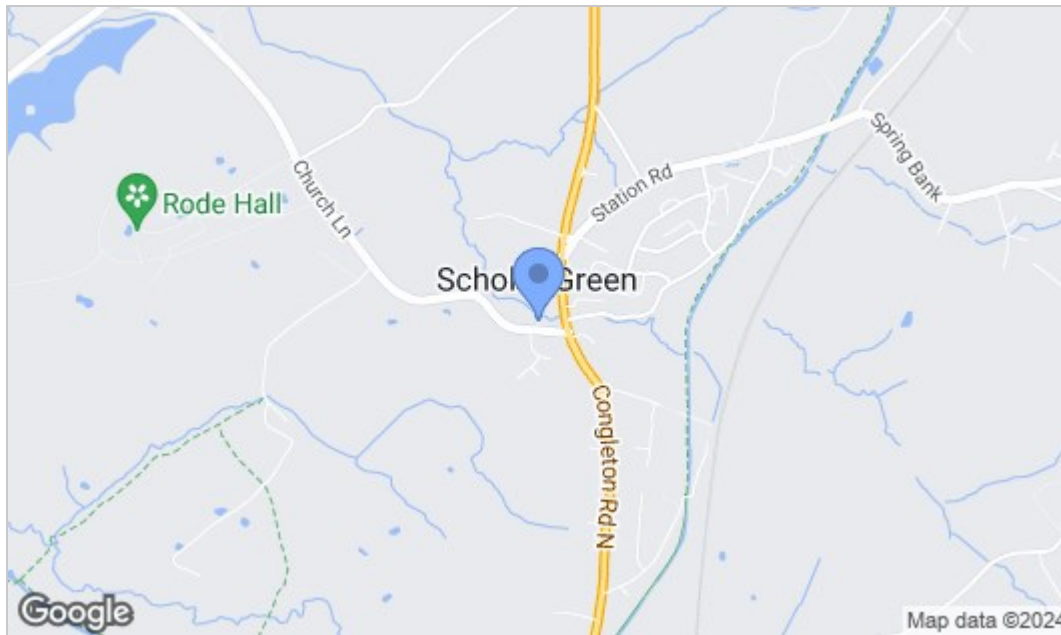
**Driveway**

**Rear gardens**

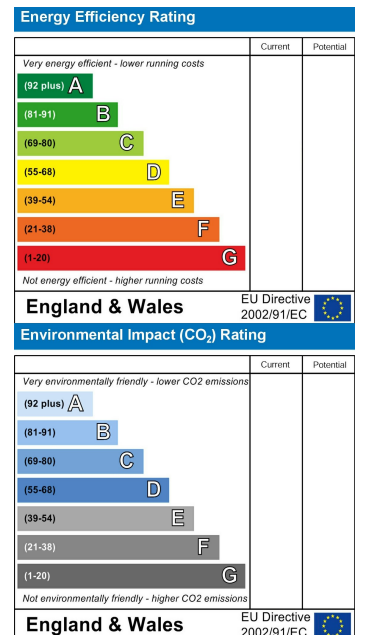
# Floor Plan



# Area Map



# Energy Efficiency Graph



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