



**GASCOIGNE
HALMAN**

29 ROBIN LANE, CHELFORD

THE AREAS LEADING ESTATE AGENT



29 ROBIN LANE, CHELFORD

A thoughtfully extended, four bedroom family home offering generous living space with the opportunity to add your own stamp. Situated within a popular residential area of Chelford on a generous corner plot with ample off road parking.

Chelford is a popular and convenient village lying equidistant between Knutsford, Wilmslow and Alderley Edge. The village itself caters for various day to day shopping needs including a butchers, a florist, a hairdressers, a farm supply shop and a two village stores, a community post office and a popular village pub. There is also a railway station on the Manchester to Crewe line.





DESCRIPTION

This well-balanced four-bedroom semi-detached family home is set on a generous corner plot within a popular residential area. Thoughtfully extended by the current owners and offering nearly 1500 sq ft (approx) of accommodation, it presents an ideal opportunity to acquire a spacious family home with versatile accommodation. While the property requires some improvement, it is priced accordingly, offering the next owner an exciting chance to personalise the space to their own specifications.

The accommodation comprises a generous entrance hall leading to a large family dining kitchen, which forms the heart of the home. The formal lounge is flooded with natural light from two windows and features a wood-burning stove, creating a warm and inviting reception space.

There is a generous double garage, alongside a utility room and a convenient downstairs shower room. The first floor offers four bedrooms, including a master bedroom with an ensuite, as well as a family bathroom.

Benefitting from its corner plot, the property enjoys pleasant gardens on two sides. To the front, a large driveway provides ample parking and access to the garage. Electric car charging point, and additionally, the home is equipped with 12 x 330-watt solar panels installed in 2019, adding to its appeal.

This is a fantastic opportunity to add your own stamp to a generous family home in a sought-after location.

DIRECTIONS

SAT NAV: SK11 9AZ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

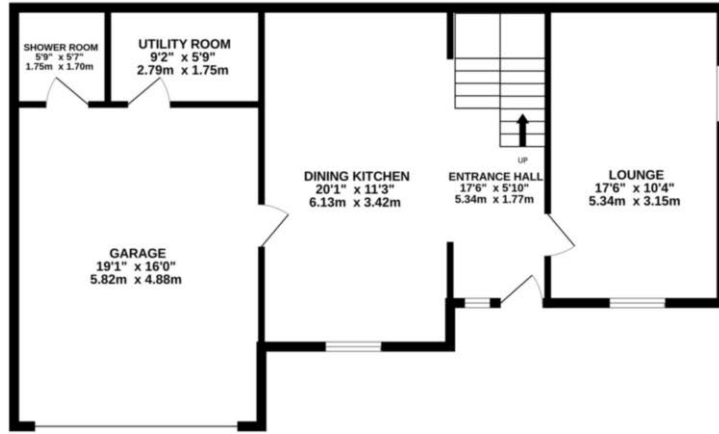
Band: D

VIEWINGS

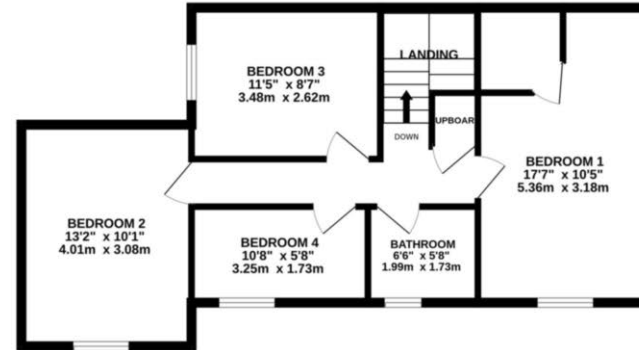
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



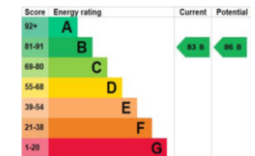
1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**