



**The Wheel House, Brindley Grange Farm Holmes Chapel Road – CW11 1SD**

**£895,000**















# The Wheel House

Brindley Grange Farm Holmes Chapel Road,  
Sandbach

A stunning semi-detached barn conversion – luxurious living with bespoke kitchen, elegant reception rooms, 4 beds, 3 baths, immaculate gardens, and convenient location near amenities and motorway. Ideal lifestyle opportunity. No chain.

Council Tax band: G

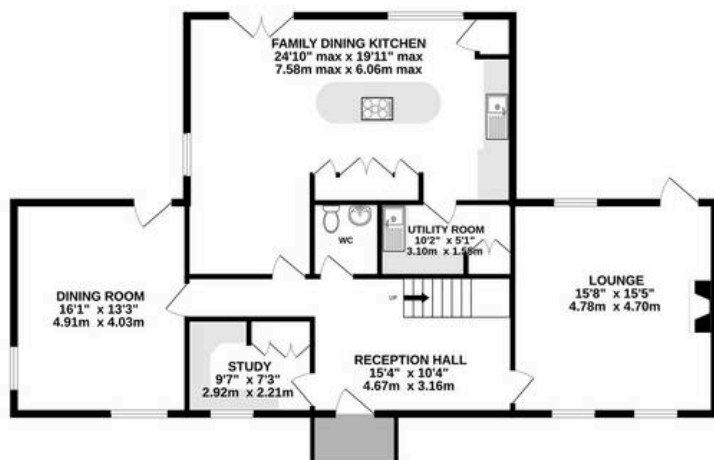
Tenure: Freehold

EPC Energy Efficiency Rating: D

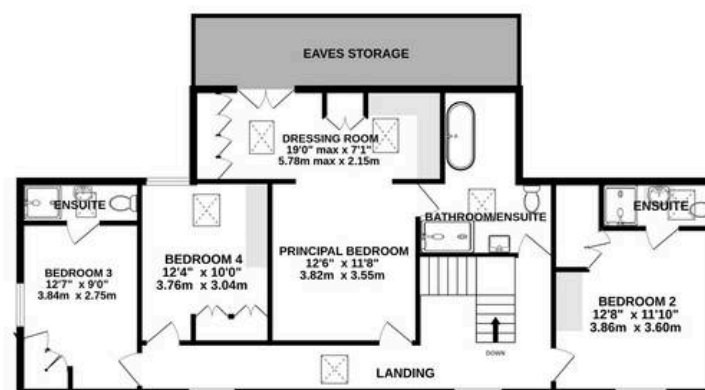
- Immaculate Barn Conversion – Stunning semi-detached barn conversion, originally completed 18 years ago and maintained to the highest standards throughout.
- Exceptional Living Kitchen – Bespoke Thomas Howley kitchen with high-spec appliances, central island, larder/breakfast cupboards, underfloor heating, fitted seating, and a utility room.
- Spacious & Versatile Layout – Two elegant reception rooms with feature fireplaces, a fitted study, welcoming entrance hall with galleried landing, and ground floor WC.
- Four Bedrooms & Three Bathrooms – Includes a luxurious principal suite with extensive fitted storage and a four-piece en-suite bathroom.
- Stunning Outdoor Space – Large driveway, double garage, and a beautifully landscaped rear garden with multiple seating/entertaining areas, built-in BBQ, breeze house, water features and two lawns.
- Prime Location – Close to popular schools, local amenities, motorway links, and just 30 minutes from Manchester Airport.



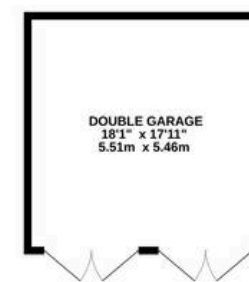
GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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