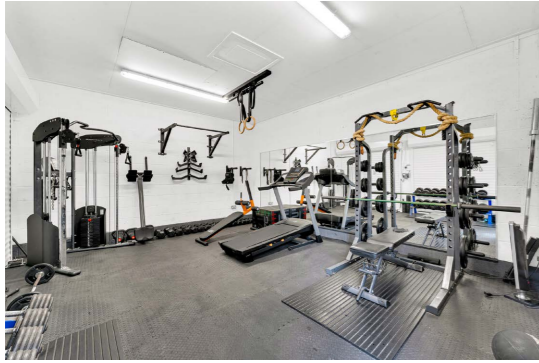


Dane Manor Lodge
LOWER WHITLEY





Enchanting arrival

Blending the peaceful calm of country living with character charm, discover contemporary living with a comforting twist, at Dane Manor Lodge, a modern home with enduring appeal.

Sense the separation from the wider world, pulling off the main road and along the tree-lined driveway, to arrive at Dane Manor Lodge, a home built in 2014 and embodying Cheshire farmhouse character in its bespoke design.

As the electric gates close behind you, leave the hustle and bustle behind and retreat to the semi-rural embrace of Dane Manor Lodge. Abundant parking is available on the driveway, alongside a double garage. Currently serving as a home gym, and with a fully boarded loft above with high ceiling, there is ample opportunity for further development, subject to planning permission.



Dane Manor Lodge



A warm welcome

With its timber portico entrance, a handsome stable door opens into the entrance hall, where hardwearing oak-effect tiling extends underfoot. Bespoke fitted doors and architraves connect to the surrounding countryside, the woodwork bringing a warmth to the entrance hall, where oak and glass double doors open to the right, into the sitting room.

Plush carpet, laid in 2020 and retaining its deep pile, replaces tiles in the lounge, where neutral toned walls create a calming, serene ambience. Light floods in through the double doors and a window to the side. Bringing country comfort in line with modern living, the handsome, stone surround with herringbone brick detail inset is the ideal space in which to fit a log-burning stove.



Luxurious living

Modern sash windows again embody the cottage ambience that evokes a homely feel, true to the name of Dane Manor Lodge, all part of its careful, considered design.

Make your way through from the sitting room into a serenely styled playroom. A home that shapes itself around its owners' needs, this versatile room could also serve well as a home office, offering leafy views out over the garden.



Returning to the entrance hall, glazed double doors to the left open into the formal dining room, a light and bright room offering views out on three aspects. A tall window floods the room with natural light.

Handy for rinsing down canine companions after a morning's exercise, there is also a useful ground floor shower room available off the entrance hall, tiled underfoot and furnished with a walk-in shower with drench head and handheld attachment, heated towel radiator, wash basin and WC.



Feast your eyes

At the end of the entrance hall, discover the delightful open-plan kitchen, where tiled flooring, both practical and elegant, continues underfoot. Stylish shades of Manhattan High Rise embellish both walls and cabinetry for a seamless finish. Storage is available in abundance, whilst wooden worktops provide plenty of preparation space. Extending into a breakfast peninsula, with comfortable seating for three, the kitchen is a sociable hub. A trio of pendant lighting shines down from above, harmonising with spotlighting throughout.

Dine at the breakfast bar or in front of the French doors, which open to invite you to enjoy mealtimes al fresco on the patio terrace throughout the summer months.





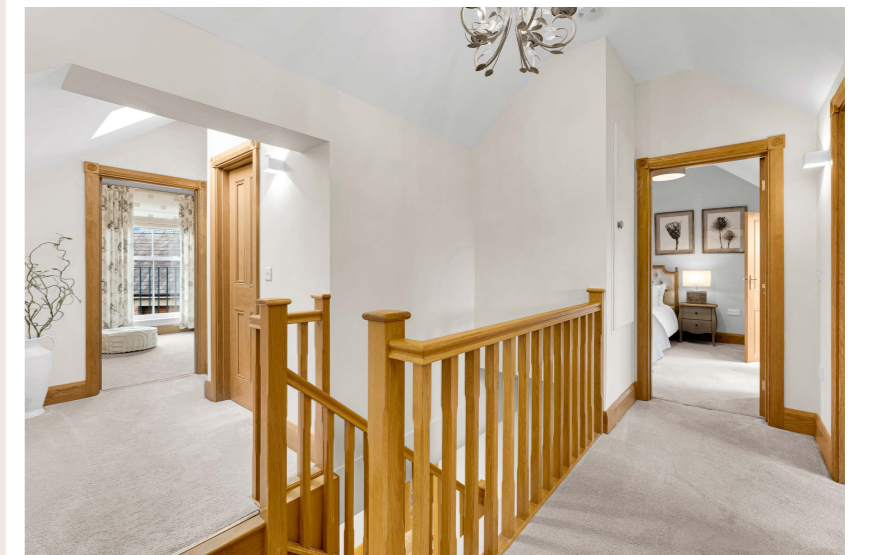
Dane Manor Lodge

Versatile living

Evolving alongside your family's needs, there is ample space for a sofa, armchair or dining table in front of the French doors. Meanwhile you will find a full complement of appliances including an electric Range-cooker, fridge freezer, ceramic sink with updated chef's tap and dishwasher.

Within the updated utility room, whose further cabinetry and décor complements that of the kitchen, there is plumbing for a washing machine and tumble dryer.

From the entrance hall, ascend the solid wood staircase, where it branches left and right to deliver you to the peaceful bedrooms.





Sweet dreams

Stepping up to the right, light showers down through the Velux on the landing above, before discovering the first of the four bedrooms ahead.

Nestled beneath a high, vaulted ceiling, light streams in through a tall sash window, which opens to a Juliet balcony. A serene sanctuary, with ample space for furniture and dressed in soothing neutral shades, there is a peaceful feel to this light, bright bedroom.

Soothe your senses in the family bathroom next door, served by a claw footed roll top bath, in keeping with the cosy-lodge feel of the home. Neutral tiling features to the walls and underfoot, with a separate shower, wash basin and WC. Natural light flows in through the Velux above.

Turning left from the top of the stairs, discover the guest bedroom. Spacious and bright, with high vaulted ceiling and cosy nook ideal as a dressing area, refresh and revive in the en suite WC room, where fully fitted furniture provides storage beneath the wash basin and light drifts in through the large Velux window.

Next along the landing, bedroom four currently serves as a dressing room, furnished with bespoke, built-in wardrobes, carefully configured to allow for the addition of a full-size bed should you wish to create another bedroom.





Sleep tight

A peaceful haven, the master bedroom awaits at the end of the landing. Spacious and tranquil, with large windows to two aspects, offering views out over the field and manège to one side and another field to the opposite, enjoy the balance of rural living and country comfort at Dane Manor Lodge.

Another quaint nook is ideal for a dressing table or a desk for reading and relaxing, whilst the chic and stylish en suite is fully tiled and fitted with storage, wash basin and WC.

A garden for all seasons

Outside, the garden wraps around Dane Manor Lodge, with patio and seating areas considerably positioned to allow you to follow the sun as it moves around the garden throughout the day. Dine al fresco at the front patio off the kitchen-dining area or follow the full wrap-around patio to the back of the home, admiring views out to the upper level of garden.

Children can enjoy playing on the low maintenance lawn, with a handy separate shed, perfect for housing tools, furniture and gardening equipment.



Out and about

Surrounding Dane Manor Lodge, the tranquil village of Lower Whitley offers a sense of the timeless charm of rural England, fostering a strong sense of community, hosting such cherished traditions as the annual crowning of the Rose Queen.

Rural, but not remote, a short 10–15-minute drive connects you to the neighbouring hubs of Stockton Heath and Northwich, where a wealth of amenities, boutique shops, cafes and supermarkets can be found.

For families, there are excellent educational opportunities to be had close by, with the highly regarded Whitley Village School and Daresbury School nearby.

Call in for a thirst-quencher at your local pub The Partridge, or hop in the car for dog walks in nearby Marbury Park. Meanwhile, Delamere Forest, a mere 20 minutes away, provides a wealth of natural beauty, running and cycling trails to be explored.

Dane Manor Lodge is ideally placed for commuters, conveniently situated just five minutes from Junction 10 of the M56, providing swift access to key motorway

links for travel in all directions. Within 20 minutes, you can find yourself in the vibrant cities of Manchester or Liverpool, whilst the historic city of Chester is also within easy reach for evenings out on the town. Mainline rail services are also available from nearby Warrington and Runcorn, whilst the village-like vibe of Frodsham blends amenities with a charming country ambience.

A cosy, cocoon from the hustle and bustle of the wider world, enjoy the comfort and charm of Cheshire cottage living from Dane Manor Lodge, a home that strikes the perfect balance between countryside and convenience.



Groceries?

Nearby Aldi, Stockton Heath, Weaverham or Northwich



A walk?

Marbury Park, Delamere Forest or Dudlows Green



A bite to eat?

There are a variety of places to choose from in Stockton Heath or Great Budworth



A day out with the family?

Manchester, Liverpool or Chester



A local pub?

The Partridge in Stretton



School?

Whitley Village School or Daresbury School

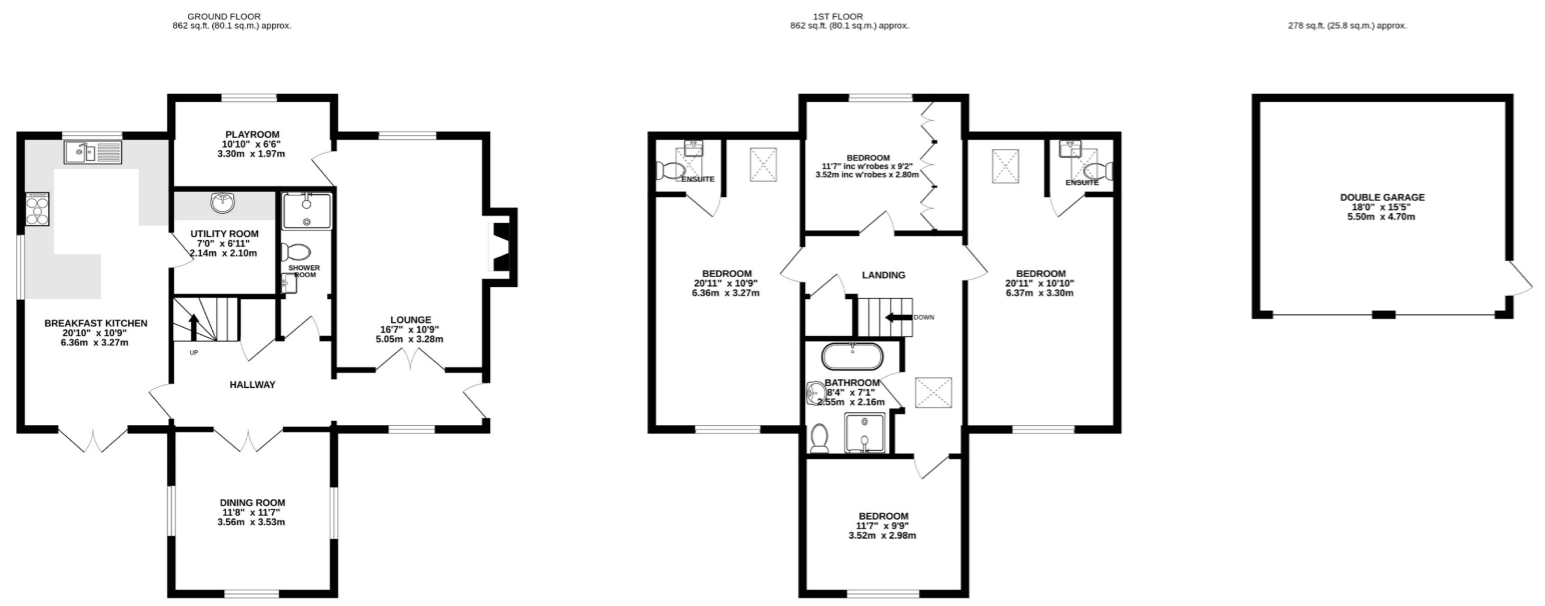
Ask the owners

Where do you go when you need...



Specifications

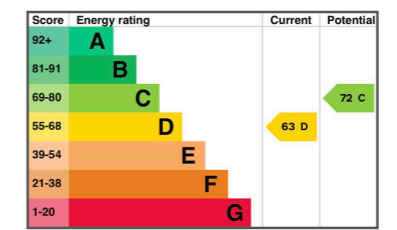
- Contemporary living with a comforting twist
- 1724 square feet of internal living space
- 4 bedrooms and 2 bathrooms
- Wrap around garden with patio and seating areas
- Double garage, currently serving as a home gym with a fully boarded loft above
- Excellent local walking routes on the doorstep
- Close to nearby amenities and transport/commuter links



TOTAL FLOOR AREA: 2003 sq.ft. (186.1 sq.m.) approx.
EXCLUDING GARAGE: 1724 sq.ft. (160.2 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

See Ian's Video Tour



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Dane Manor Lodge

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