

MILA

Mila House

SPROSTON



Nestled in the leafy sanctuary of Sproston, Mila House is a true refuge, offering rural living with all the comforts and convenience of connectivity, with restaurants and road links within easy reach.

Mila House, a modern, future-proofed Smart-home, designed and built to the most exacting of standards within a stone's throw of leafy Holmes Chapel, lies in the heart of the rolling Cheshire countryside, where footpaths and fields lie on the doorstep, whilst road and rail links beckon only moments beyond.

"We wanted to create a big family environment, perfect for cosy film nights with the children or hosting large family gatherings."

Pull into either driveway through double remote controllable electric gates, where masses of parking can be found on the gravel driveway alongside an EVC point. Mature hedges and trees mark out the boundary, adding a buffer of green between you and the rest of the world. A modern home, architect designed and bespoke built to the current owner's specification, Mila House, a family 'forever home' offers the ultimate in timeless 21st century living.

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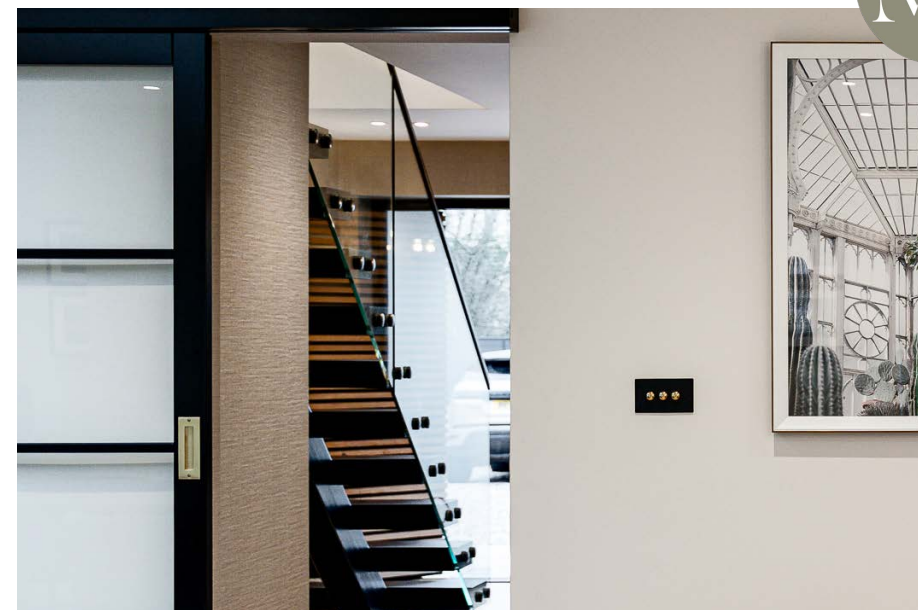
A Warm Welcome



Make your way in via the wide oak portico, where the imported Italian front door immediately distinguishes the uniqueness of this impressive build. Opening the effortlessly manoeuvrable and attractive pivot door, step through into the airy and bright entrance hall, where the striking central staircase with its open tread design floats up to the first-floor landing courtesy of its contemporary steel spine.

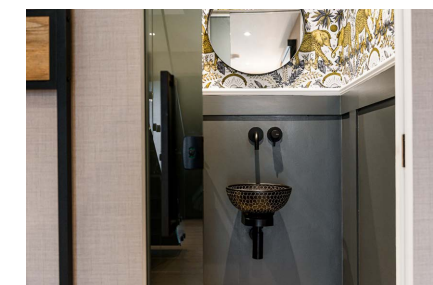
Sense the subtle comforts of country living upon arriving home, with wood-effect tiles warmed by underfloor heating. The siting of oversized windows throughout ensures each room and transitional space is bathed in light, with the large window on the landing showering light down through into the entrance hall. Interior designer led décor pervades throughout much of the home, with muted contemporary tones including soft notes of grey and natural hues balancing modern trends with the rural setting for a timeless feel.





Sliding Crittall doors feature throughout the ground floor, maximising space and movement within rooms, ensuring light follows you through the home. Stepping to the left, the home office serves a dual function as a play room and television snug, with a wall of Sharps fitted cabinetry creating the ideal desk space for your computer and printer, with space too for a wall mounted television.

Safe & Sound



Technology is at the heart of Mila House, designed to remain relevant for years to come; furnished with solar panels, remote operated blinds, CCTV, and intercom alarm system, allowing you full control of the property's security system and day to day functions from anywhere in the world for reassurance and peace of mind. Ahead from the entrance hall, there is a useful cloakroom, with wash basin and WC. A modern home, with country roots, separate spaces offer the opportunity for retreat and calm, yet connected by Crittall doors, the home retains a fantastic flow.



Room to Relax



To the right of the front door, the lounge serves as a cosy snug, where the wood panelling of the media wall and inset glass fronted electric fire combine to create a mellow ambience, perfect for winter nights. Ideal also when entertaining in small numbers, two sofas positioned across from one another create a sociable setting. Alcove shelving with its mirrored backdrop and spotlighting amplifies the glow. Built to the highest of standards, all wiring is neatly concealed within the media wall. Crittall doors slide back to offer a seamless connection to the kitchen, neatly zoned into culinary hub, dining area and sitting room.



Savour the View



This space is the true heart of the home, with a trio of aluminium sliding doors connecting all three zones with the outdoors, ideal for al fresco dining and entertainment in the summer months with family and friends. Gold accents and inbuilt lighting in the full height cabinetry ensure a modern feel, whilst the forest green of the snug section of the room adds a country calm, resonating with the trees and lawn beyond the sliding doors. Mirrored splashbacks amplify the light in this sociable kitchen, whose impressively sized central island, topped in durable ceramic counters features an induction hob, ensure the host can converse with guests gathered around the breakfast bar whilst cooking.

A host of Siemens appliances cater to your every culinary need, including wine fridge, induction hob, a trio of ovens including microwave-combi oven, dishwasher, gilded sink with Quooker instant boiling tap, integrated bin storage and full-height fridge with separate full-height freezer.



Modern Meets Country



Balancing contemporary ease with country warmth, a log-burning stove infuses glow throughout the room from the snug area. Tucked off the kitchen, the utility room boasts so much storage, concealing the manifolds for the underfloor heating and providing plumbing for washing machine and dryer. Meanwhile, your canine companion can remain cosy and warm, without causing a trip hazard, with space for a dog (or cat) bed, in a recess beneath the drawer.

From the entrance hall, ascend the bespoke steel and glass staircase to the first-floor landing, making your way to the right to access the master suite. Specifically designed along its own private hallway, not only does the master suite embody a boutique hotel sense of luxury, but it also provides the option of serving as two separate bedrooms and a bathroom, should you desire a fourth bedroom.

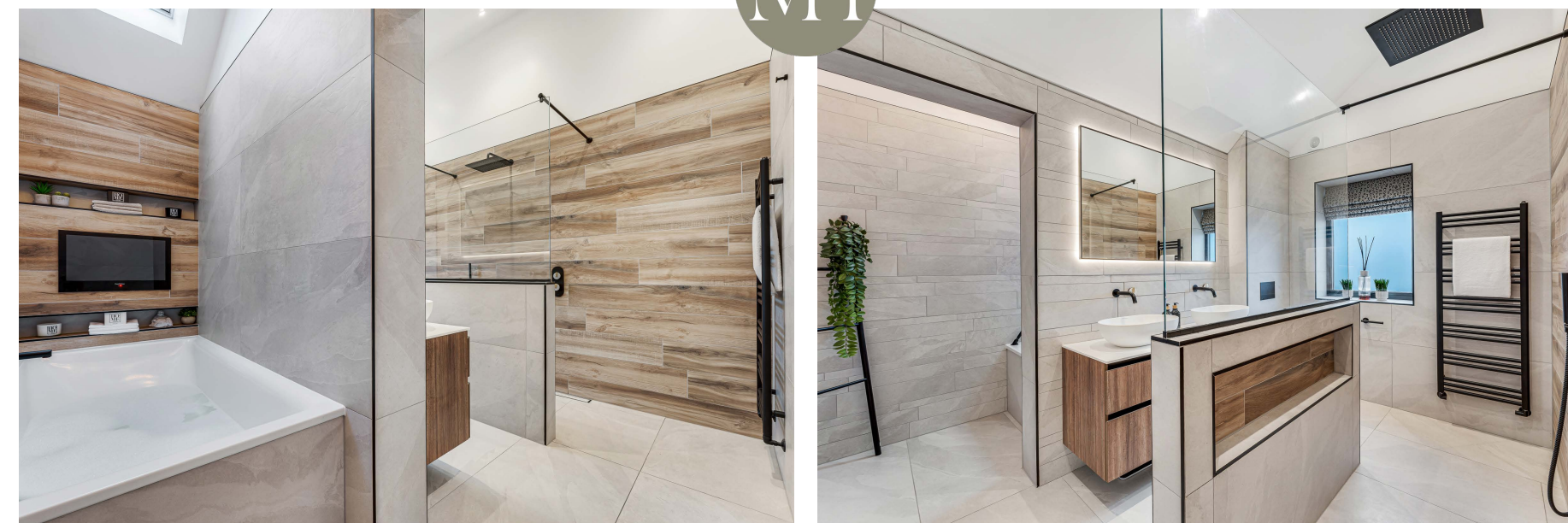


A Boutique Retreat



Emerge into the bountiful master bedroom on the left, where the apex window diffuses light and serenity throughout the room. Open the door to the Juliet balcony and admire the garden views, inviting in the balmy summer breeze. Not overlooked, sleep with the curtains open and wake up to spectacular sunrises.

Serving the master bedroom, the en suite adds spa-like luxury, immaculately tiled and furnished with a walk-through shower, dual wash basins with vanity unit storage, heated towel radiator and WC. Integrated behind a screen, the separate bathtub with its sophisticated fittings and inbuilt television is the cherry on the cake, bathed in light from Velux windows above. Watch all your favourite box sets whilst blissfully soaking in the bubbles. Next, arrive at the capacious dressing room, furnished with an array of wardrobes, dressing table and drawers from Sharps, offering storage for all seasons.



Modern Meets Country



Also providing picturesque views out over the garden, bedroom two offers a feminine feel, decorated in hues of blush pink, and embellished by matte gold fittings in the shower room en suite, containing walk-in shower, wall mounted two-drawer vanity unit wash basin and WC. Across the landing, a third double bedroom awaits, once again with high vaulted ceiling, private shower room en suite and views northward, over the fields towards Knutsford.

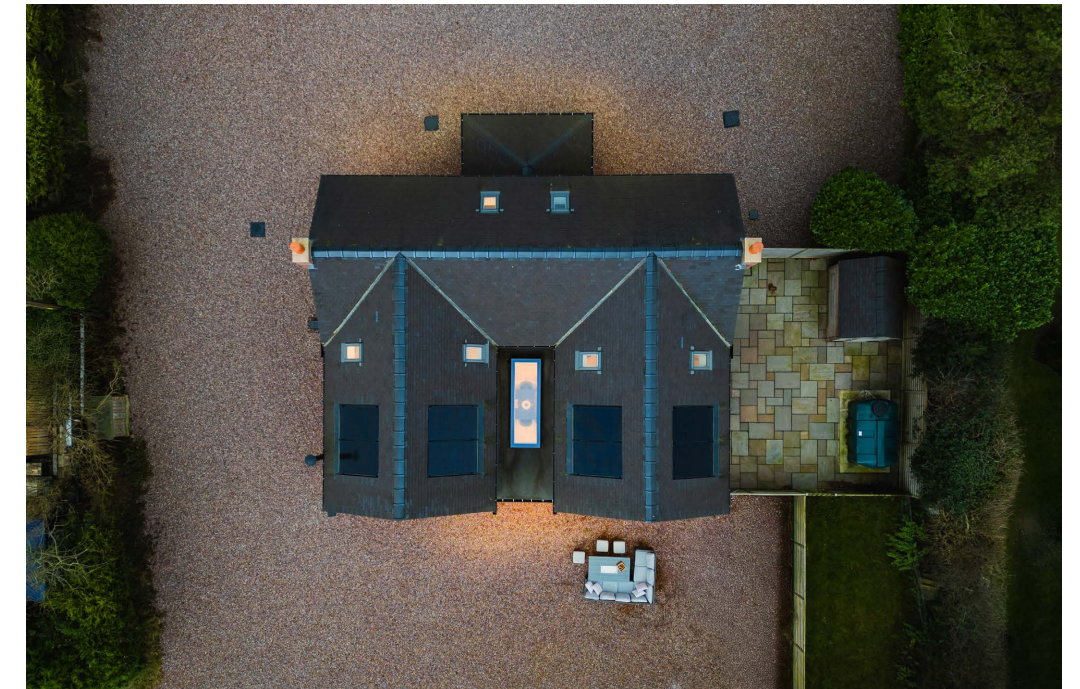


Garden Haven



Spread over nearly an acre, the garden at Mila House is a haven of serenity and privacy. A vast, flat lawn stretches out - perfect for children, pets, or even horses to roam freely - while to the far end, a wooded retreat, where mature silver birch and conifers offer shelter and shade are ideal for quiet walks and exploration. Whether relaxing on the lawn or nestled beneath the boughs of the mature trees, the garden is reassuringly secluded, offering tranquillity in every corner. Two spacious sheds are ideal for accommodating a sit-on mower and all of your gardening essentials.





Out & About

Nestled in the leafy Cheshire enclave of Sproston, enjoy the perfect balance of rural charm and modern convenience on your doorstep. Families are ideally placed for excellent schooling options, with three primary schools and two high schools within just a couple of miles of Mila House.

Embrace the outdoors, with a network of public footpaths winding through the surrounding countryside. Step across the road from Mila House and wander for miles through open fields without encountering a single road, with the Cheshire countryside at your fingertips.

Whilst serene and green, Sproston is also superbly connected. Not far from Junction 18 of the M6, enjoy instant access to major transport routes from Mila House. Holmes Chapel train station, a five-minute drive away, offers direct links to Manchester, Crewe and even London in just 90 minutes.

For shopping, dining and more, Holmes Chapel village is only five minutes away. For a wider choice of fine dining options, Knutsford is just ten minutes away, offering a wide array of cuisines from around the world.

Seamlessly blending the charm of a modern country retreat with the cutting-edge features of a future-proofed Smart home, Mila House is a home with enduring appeal. Both

timeless and contemporary, Mila House is a boutique country cottage reimagined for 21st century living, crafted to stand the test of time, requiring no renovation for decades to come.

With its perfect balance of comfort, style and modern technology, Mila House invites you to unpack your bags and enjoy life - without lifting a finger.



Ask the Owners

Where do you go when you need...



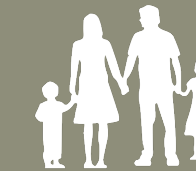
A walk?

Brereton Heath Local Nature Reserve or Dingle Wood



A bite to eat?

George and Dragon, Holmes Chapel or Miller and Carter, Middlewich



A day out with the family?

Jodrell Bank Centre, Seven Sisters Ice Cream Farm, Knutsford, Chester or Manchester



School?

Holmes Chapel Primary School or Holmes Chapel Comprehensive School and Sixth Form College



Groceries?

There are a variety of supermarkets nearby, all within a 10 minute drive

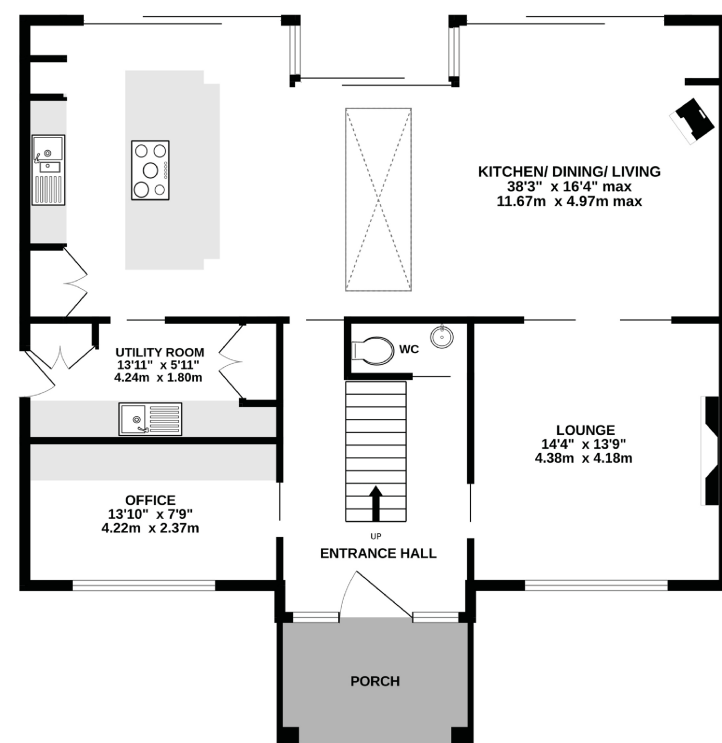


A local pub?

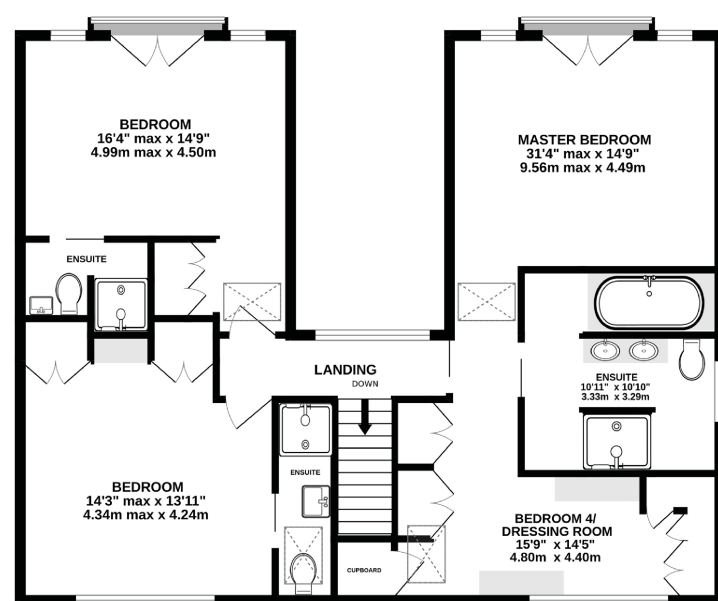
The Fox and Hounds, Sproston



GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 2175 sq.ft. (202.1 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.

Specifications

- Nestled in the leafy sanctuary of Sproston
- A bespoke, architect-designed home equipped with cutting-edge technology, including solar panels, remote-controlled blinds, CCTV, intercom alarm system, and a future-proofed setup
- 2175 square feet of internal living space
- Features a central floating staircase, underfloor heating, oversized windows for abundant natural light, and versatile Crittall doors connecting rooms for a seamless flow
- Luxurious kitchen with Siemens appliances, large central island, induction hob, Quooker boiling tap, and mirrored splashbacks, complemented by a utility room with ample storage and underfloor heating
- Nearly an acre of private, tranquil outdoor space
- Direct access to Holmes Chapel (5 minutes), Knutsford (10 minutes), and excellent transport links, including proximity to the M6 and train connections to Manchester and London



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Mila House

Holmes Chapel Road
Sproston
CW4 7LW



storeysofcheshire.co.uk

hello@storeysofcheshire.co.uk

01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF
56c High Street, Tarporley CW6 0AG