



BIRCHWOOD GROVE



A CONTEMPORARY COUNTRYSIDE RETREAT IN THE HEART OF CHESHIRE

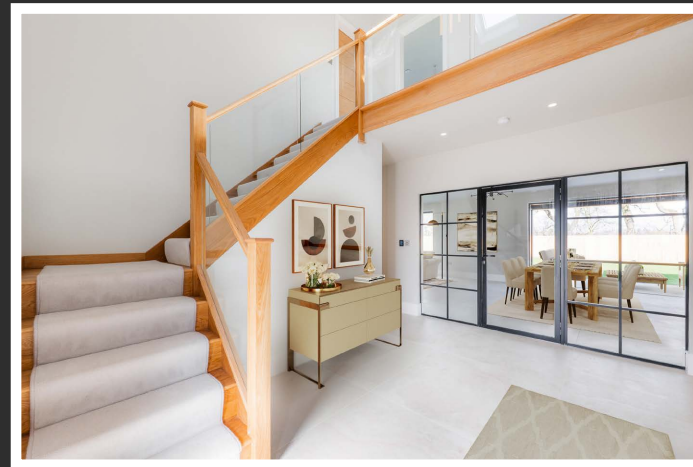
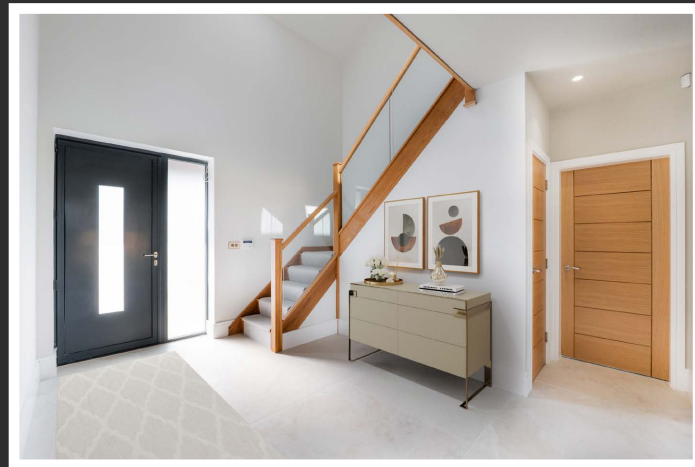
Nestled in a secluded spot behind mature woodland, this exclusive development on Birch Lane, Hough, offers a rare opportunity to own a luxury modern home in a charming village setting. With just two properties remaining, there is a limited window to secure one of these premium homes.

Designed to blend seamlessly into the rural landscape while incorporating cutting-edge modern living, these striking contemporary homes provide the perfect fusion of style, sustainability, and comfort. Expansive open-plan living spaces, state-of-the-art green energy solutions, and high-specification interiors ensure that these homes meet the needs of the most discerning buyers.

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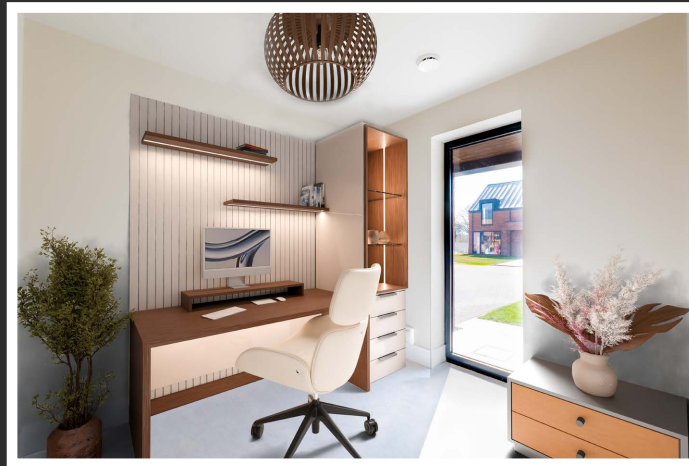
CUTTING-EDGE SUSTAINABILITY AND TECHNOLOGY

Sustainability is at the forefront of these homes, with the latest green energy air-source heating and hot water systems providing efficiency without compromising comfort. A whole-home mechanical ventilation system provides high-quality indoor air with constant, fresh, healthy, filtered air. A 7KW car charging port is installed in each garage, future-proofing your home for electric vehicle use. Every element has been carefully considered to provide a stylish and energy-efficient home.



A HOME DESIGNED AROUND YOU

For those who appreciate communal and private living spaces, a separate lounge and a dedicated study offer additional flexibility - ideal for a home office, children's playroom, or media room. Underfloor heating runs throughout the ground floor, finished with sleek Italian porcelain tiles, ensuring a luxurious and comfortable environment year-round.

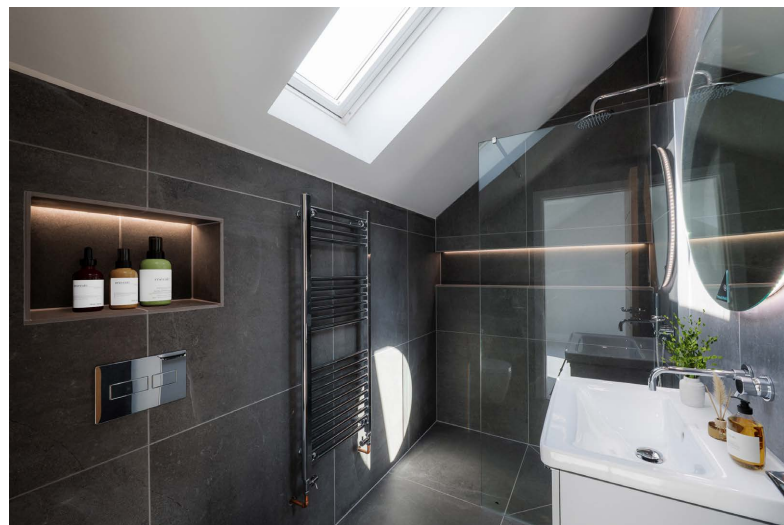




DESIGNED FOR LIVING, BUILT FOR ENTERTAINING

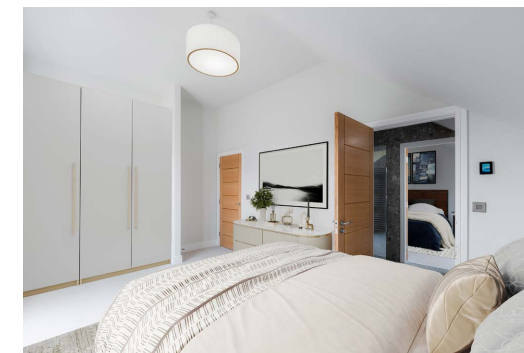
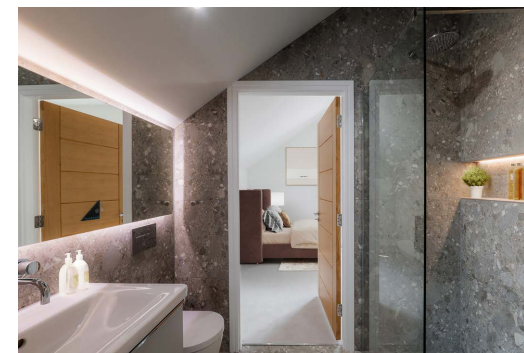
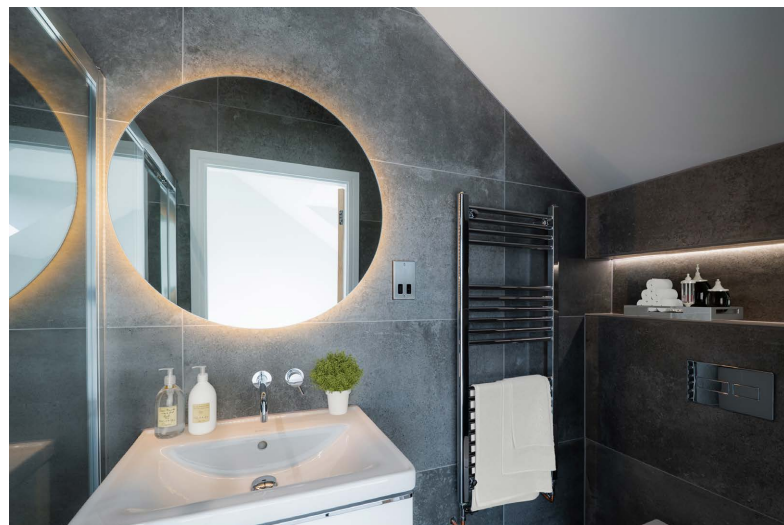
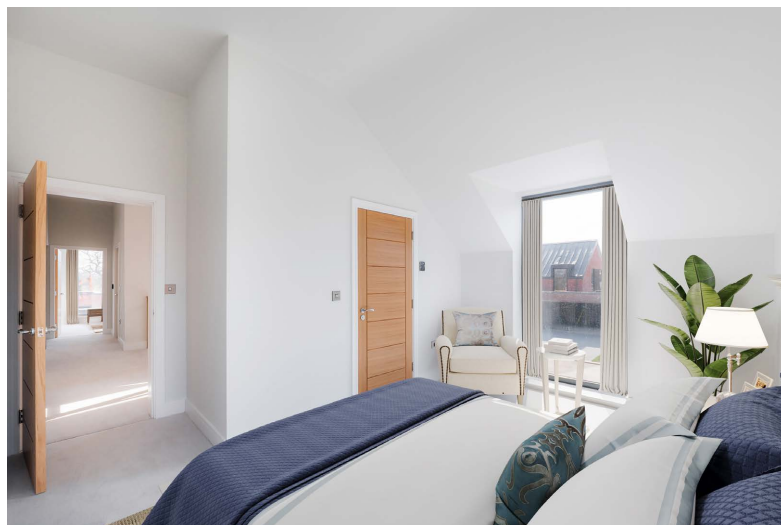
The heart of this home is the large open-plan kitchen, dining, and living space - perfect for both entertaining and family life. Floor-to-ceiling windows and sliding doors flood the space with natural light and provide effortless access to the landscaped gardens, offering a seamless indoor-outdoor lifestyle with views of the surrounding countryside.

The kitchen is an exquisite example of contemporary luxury, featuring a high-end design with stunning quartz worktops, a full suite of premium Neff appliances, and the latest Bora hobs with integrated extraction. A Quooker hot tap provides instant boiling water, making everyday tasks effortless.



SPA-LIKE SERENITY

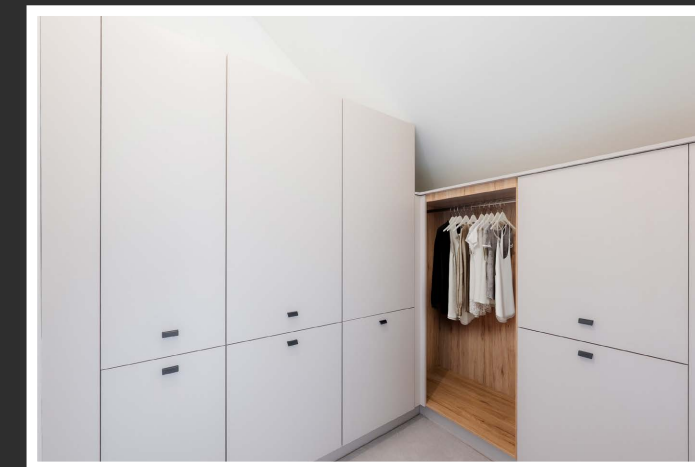
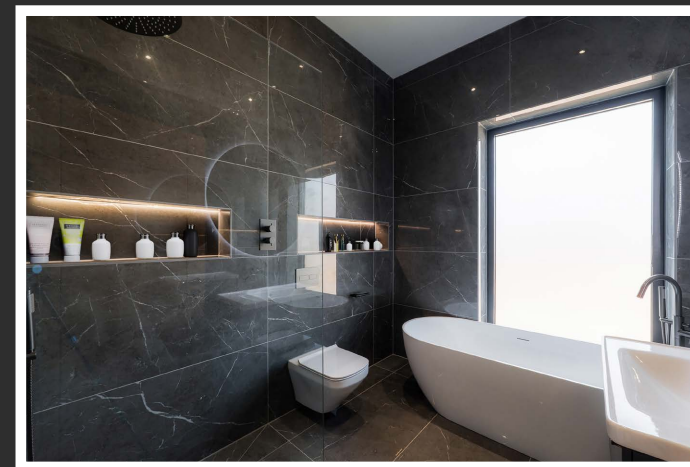
Each of the five bedrooms offers its own en suite or dedicated wet room, designed to evoke a spa-like experience. Duravit sanitaryware, high-end Italian fixtures, and stylish concealed lighting within the shower niches add indulgence, creating tranquil spaces for relaxation. Underfloor heating in the first-floor bathrooms completes the experience, ensuring warmth and comfort.





THE MASTER SUITE

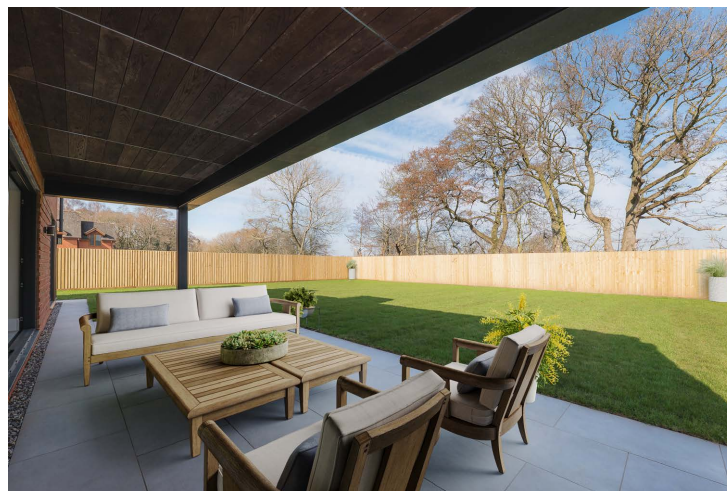
The master bedroom is a spacious and tranquil retreat, featuring a private dressing area and a beautifully designed en suite. A walk-in shower and freestanding bathtub offer the perfect balance of practicality and indulgence. Designed with comfort in mind, it offers a quiet space to ease into the day or unwind at night.



A PRIVATE RETREAT WITH COUNTRYSIDE VIEWS

Step outside to your private landscaped garden, complete with a spacious patio area - ideal for al fresco dining and summer entertaining. The surrounding countryside offers a peaceful backdrop, with additional paddock land available to further enhance your outdoor space.

With only two properties remaining in this highly sought-after development, this is your opportunity to secure a truly special home in a prime Cheshire location. One of the available plots features a paddock behind the garden.



THE BEST OF BOTH WORLDS

Tucked away on a quiet country lane, yet superbly connected, this exclusive Birch Lane development offers a lifestyle of rural calm with urban convenience. Perfectly placed for families, the property sits within easy reach of well-regarded local schools including Shavington Primary, Weston Village Primary and Shavington Academy. Independent options in nearby Nantwich and beyond add further choice.

Embrace the outdoors with scenic walks and cycling routes that weave through the surrounding Cheshire countryside. Or head into historic Nantwich, just a short drive away, for boutique shops, cosy cafés, and a vibrant food scene.

Commuting is effortless, with Crewe Station only 2.6 miles away, offering direct links to major cities including London, Manchester and Liverpool. Nantwich Station is also close by, placing you perfectly for work and weekend escapes alike.

Whether you're looking for a peaceful retreat or a well connected base, Birchwood Grove delivers the best of both worlds - rural charm, contemporary comfort, and the everyday essentials within easy reach. A home that feels grounded in nature, yet open to everything life has to offer.



GROCERIES?

Betley Village Shop



A LOCAL PUB?

The White Hart, Hough



A WALK?

Hare Hill - A tranquil wooded garden



A DAY OUT WITH THE FAMILY?

Crewe Lyceum Theatre, Snugbury's Ice Cream, Manchester or London (both easily accessible using the nearby transport links)



A BITE TO EAT?

The White Lion, Weston

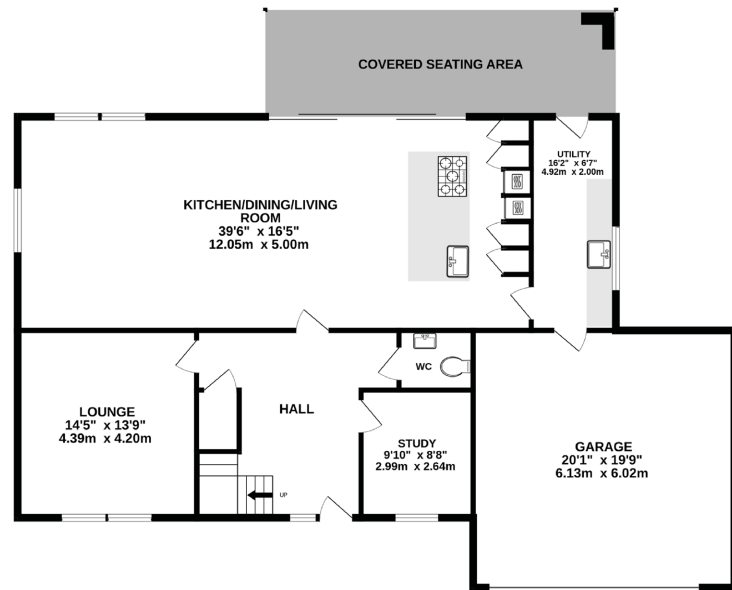


SCHOOL?

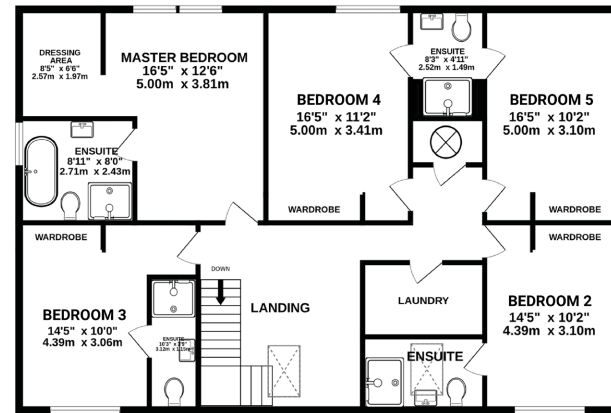
Shavington Primary School,
Weston Village Primary School
or Shavington Academy



GROUND FLOOR
1661 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA: 3079 sq.ft. (286 sq.m.) approx.

EXCLUDING GARAGE: 2679 sq.ft. (249 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.

KEY FEATURES

- Spacious and versatile Hough home
- Nestled in a secluded spot behind mature woodland
- Green energy air-source heat pumps and EV charging ports
- Expansive open-plan living with floor-to-ceiling sliding doors
- Luxury kitchen with Neff appliances and Bora hob
- Five spacious bedrooms, each with en suite or private wet room
- High-end Duravit and Italian bathroom fixtures with concealed lighting
- Excellent amenities and commuter/transport links on the doorstep

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