

5 GREENFIELD CLOSE
Lach Dennis

A decorative floral graphic in the top right corner of the text block, featuring a dark blue vine with small yellow and orange flowers and green leaves.



With love-at-first-sight calendar views that change with the seasons, escape to tranquillity at No. 5, Greenfields Close, an incredible, unique home.

Embraced by the rolling Cheshire countryside, not far from Northwich and Knutsford and in walking distance of friendly farm shops and a country pub, experience quintessential village life at No. 5, Greenfields Close.

Approaching through the quaint Cheshire village of Lach Dennis, turn off Holmes Chapel Road and head to home, nestled at the head of a quiet close, with only four neighbouring properties.

“We loved the Cheshire brick-built cottage style and the fact that it has so much open space to the rear.”

Park up on the block paved drive, with additional shared parking available for family and friends, and make your way in through the soft sage green front door and into the entrance hallway.



SAVOUR *the Views*

Immediately upon entry, the home opens up, with glazed doors to the left and ahead bestowing the entrance hall with light and connecting you instantly with the phenomenal views out to the rear, over fields and farmland.

Karndean flooring underfoot flows through to the left, where glazed double doors open to the lounge, where a Union Jack blue feature wall brings a contemporary, minimalist lift that belies the home's cosy cottage façade.

"We move rooms with the seasons – the lounge in winter is amazingly cosy."

A room in which you can hunker down and retreat to in the winter months, the log-burning stove sits snug in its redbrick surround, beneath a wooden beam. Quiet and not overlooked, a broad, cottage style bay window to the front invites light.





RELAX *and Unwind*

Make your way along into the dining-kitchen, where the unrestricted frame of a second set of bifolding doors blur the boundaries between indoors and out, providing wonderful views over the rolling Cheshire fields, again offering instant access out to the curving decking.

Enjoy a quiet cup of tea whilst contemplating the views from the breakfast bar, in the calming, quiet of the white and soft, multi-tonal grey cabinetry of the Wren kitchen. Appliances include a double oven, gas hob, boiler, washing machine, dishwasher, fridge, freezer, and large pantry cupboards. Completely refurbished in 2019, Corian worktops coat the central island.

“Sitting at the dining table admiring the view, often we sit having coffee in the morning and just forget what time it is.”

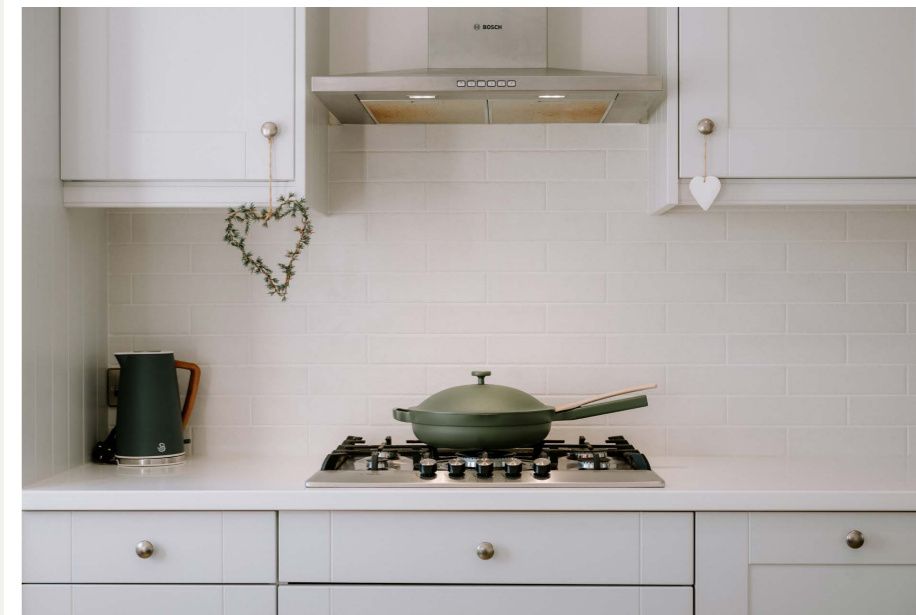
FEAST *Your Eyes*

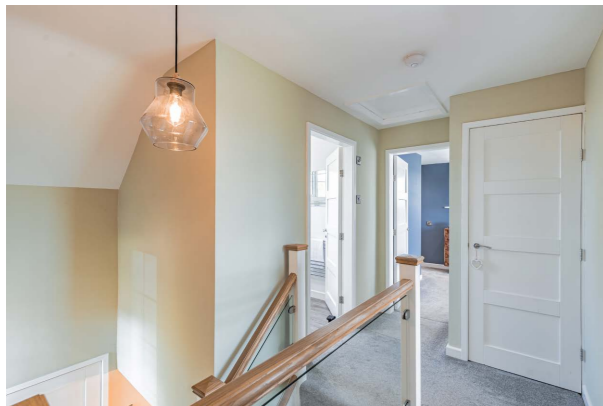
Double, recessed pocket doors slide seamlessly open to connect the lounge with the music room to the rear, allowing you to create pockets of privacy or open spaces to entertain.

The perfect room to sip on morning coffee, bifolding doors open to the raised decking above the garden, where the views unfurl over the fields to the rear.

“We play piano with the bifolds open, the cows are attracted to the notes and come up to the fence line.”

A flexible room that continues through to the dining area of the kitchen, the music room has previously been used as a playroom and offers great versatility.





SOAK and Sleep

Reconnecting with the entrance hall, sneak a peek at the downstairs cloakroom before ascending the carpeted stairs, where light spills in through a tall window, before arriving at the first-floor landing. On the left, refresh in the family bathroom, tiled to the walls and furnished with bath with shower over, vanity unit wash basin and WC.

Wake up to the warmth of the rising sun on your face in the master bedroom next door. Spacious and serene, with space for wardrobes and access to its own private shower room ensuite.

“Instantly being able to enjoy the view, hearing the birds and feeling the sun on your face; it’s a lovely bedroom.”



Coming out of this bedroom, turning left, discover the middle bedroom. Currently serving as a study, this fantastic bedroom is a good-sized room with fantastic views out over the fields.

Overlooking the fields to the rear and the quiet close to the front, bedroom three is another spacious double, drenched in light and cosily carpeted underfoot. From the landing there is also access up to the large, reinsulated loft, part boarded, hand fitted with electricity, lighting and two power points.

“We have considered installing an additional staircase and developing the loft, the views would be lovely.”





POTENTIAL *to Grow*

Step out onto the decking and bathe in the peace and privacy of the rear garden, a contrast to the accessibility and convenience of the home's setting at the front,

Bask in the sunshine of this south facing garden oasis from morning 'til evening, swapping your morning cup of tea for a splash of sangria in the afternoon and a taste of something tropical in the evening, all the while breathing in the fresh Cheshire air.

Beneath the large area of decking, step down to the lawn, edged in wildflowers, where, beyond, the trees lining the fields change with the seasons.

To the front, there is a small, low maintenance garden, alongside the 'front, front' garden; a detached area of garden, accessed by a pathway that runs along the side of the home.

Securely lined with hedging on all sides, this grassy area, home to several trees including a weeping silver birch, a beech tree and two elm trees, could be ideal for a game of football or trampolines. Consider also, the potential of erecting a double garage on this space.

OUT AND *About*

Perfectly located in walking distance to the pubs and farm shops nearby, No. 5, Greenfields Close is ideally positioned for those looking to enjoy all the peace, tranquillity and convenience of a rural village lifestyle.

Enjoy a drink or dinner at The Three Greyhounds or the Cheshire Grill, the latter within meandering distance of the front door, situated just around the corner from home. Pick up your essentials from the farm shop in nearby Byley or enjoy a spot of brunch at Ginger and Pickles café.

In the heart of the Cheshire countryside, you are spoiled for choice when it comes to walks, with The River Weaver, canal and Marbury Country Park, alongside Tatton Park in Knutsford, all nearby. Follow the River Weaver along to nearby Anderton, and call in at the Anderton Boat Lift Visitor Centre, or catch a movie at the cinemas in Northwich.

Only ten minutes' drive from the M6, No. 5, Greenfields Close blends beautiful views with convenient commutes, with rail links also available from nearby Hartford and Holmes Chapel stations.

Local schools include Lower Peover Church of England Primary School and Byley Primary School, with a range of secondary schools in the nearby towns and villages.

Ideal for young professionals, those looking to downsize and those who relish the restorative pleasures of rurality, No. 5, Greenfields Close is a peaceful retreat with cosy cottage vibes, in which you can enjoy views from sunrise to sunset, whilst watching the seasons roll by.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **



GROCERIES?

Byley Farm Shop



A WALK?

Weaverham canal or Marbury Park



A BITE TO EAT?

Cheshire Grill Country Pub and Steakhouse in Lach Dennis



A LOCAL PUB?

The Three Greyhounds Inn in Allostock



A DAY OUT WITH THE FAMILY?

Tatton Park in Knutsford



SCHOOL?

Byley Primary School or Lower Peover CofE Primary School

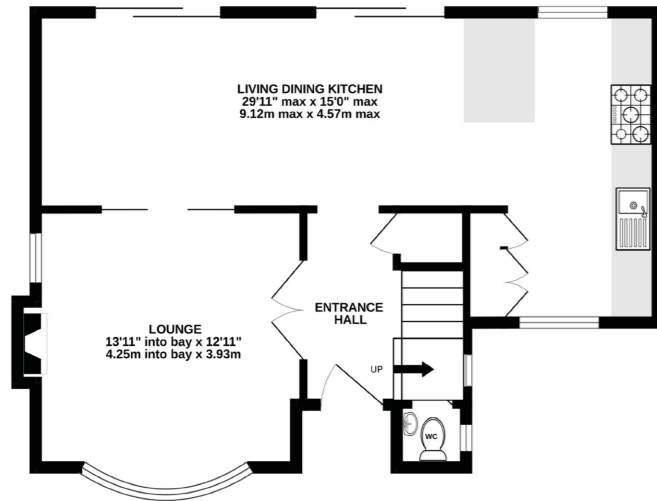
ASK THE OWNERS

Where do you go when you need...

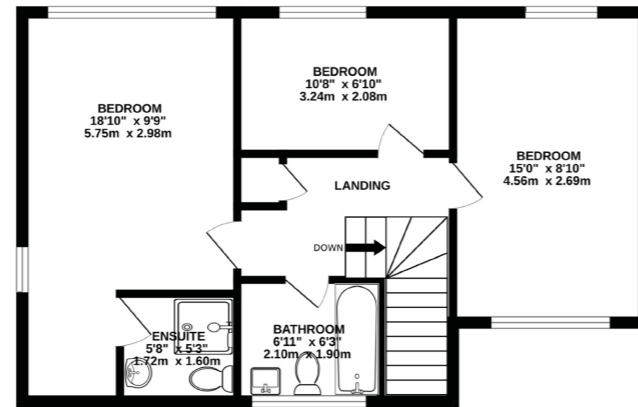


SPECIFICATIONS

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.1 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.

- Quiet cul de sac embraced by the rolling Cheshire countryside
- Immaculate interior throughout
- Open-plan living
- 1109 square feet of internal living space
- Incredible field views
- Additional and versatile garden space
- Excellent transport and commuter links nearby

SEE PHIL'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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