



STUNNING
VIEWS

Church Road | Little Leigh | CW8 4RR

EDWARD
mellor



Features

- Beautifully situated adjoining farmland
- With stunning panoramic views
- A detached property with up to 6 bedrooms
- Excellent living space includes conservatory
- Double garage and south facing rear gardens

This impressive detached property offers a flexible and generous layout (2720 sq ft) with up to six well-proportioned bedrooms and three bathrooms to include a superb master bedroom with its own en-suite and dressing area. The ground floor features a spacious lounge/diner ideal for family living and entertaining, a

large light-filled conservatory overlooking the garden, and a well-equipped fitted kitchen. Outside, the home benefits from a double garage and ample off-road parking. The south-facing rear garden enjoys plenty of sunshine throughout the day and directly adjoins open farmland, creating a wonderful sense of space

and privacy. Located in a small rural village, this property combines peaceful countryside living with generous, versatile accommodation—perfect for a growing family or those seeking room to adapt to their lifestyle needs.



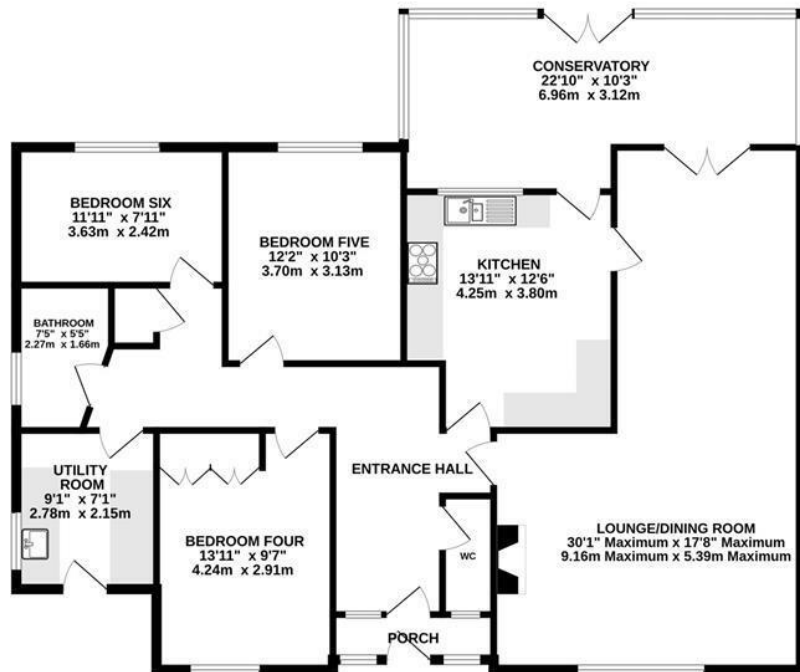
The property occupies a fabulous position being privately screened from roadside and offering delightful panoramic views from the rear. Little Leigh is a long established and favoured rural parish surrounded by farmland with St Michaels and All Angels Church, village hall, country public houses and reputable primary school. Whilst enjoying this idyllic situation, the A49 is just a short drive away and connects directly to the M56 motorway from where many major commercial centres can be reached throughout the North West. Geographically Little Leigh stands between the towns of Northwich (4 miles) and Stockton Heath (7.5 miles), both of which offer a comprehensive shopping and leisure facilities.

SERVICES: Mains water, electricity and drainage. Oil fired central heating with recently installed boiler. Cavity wall insulation. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band G - Energy Efficiency Rating Band D

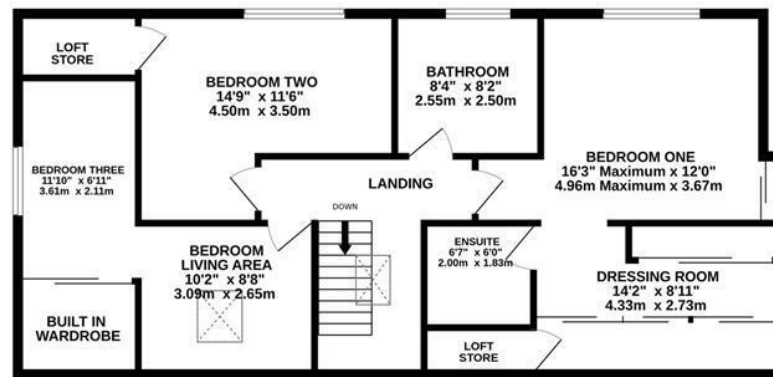
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

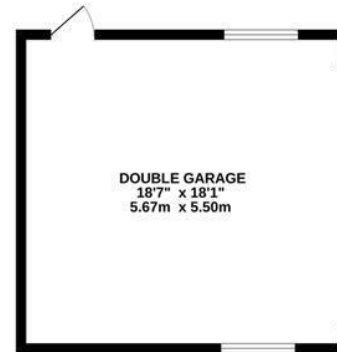
GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 2721 sq.ft. (252.8 sq.m.) approx.

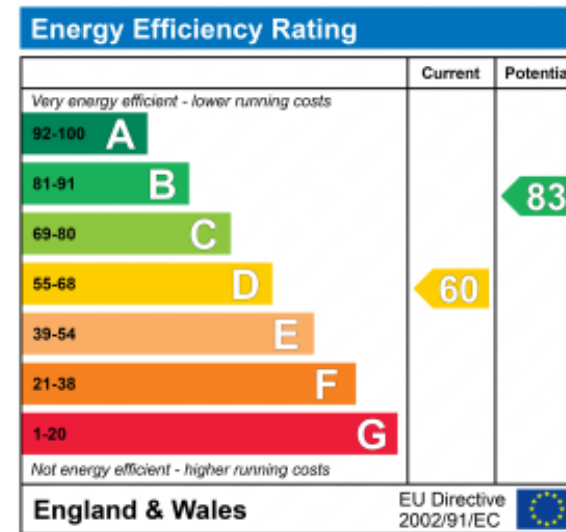
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Information

- Tenure:Freehold

EPC Rating



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