



VINCENT JAMES  
ESTATE AGENTS

# SPRINGFIELDS, 209 SWANLOW LANE, £600,000



Introducing Springfields, a modernised and detached home with 5 bedrooms and separate annex, proudly marketed by Vincent James Estate Agents.

This rare and magical home is a truly luxurious property, and is now ready to welcome its next owners.

As you approach the property via the the front and spacious driveway, you are instantly greeted by the wow factor of the house. Stepping inside via the front entrance hallway, the choice is yours on which room you enter first. To your left and right are two separate living spaces, both exuding comfortability and charm. However, if you were to head straight on, you will be greeted by the true heart of the home, the show-stopping and Open Plan Kitchen and Living Space. This versatile area triples as a place to dine, relax and even work via the home office section! The room also leads to the utility and downstairs WC. Bi-fold doors open to the garden which also hosts another access point for vehicles via a private gate, and also leads to the detached annex. The annex can be a perfect place for families and guests alike, or can even be rented out to generate income!

Heading upstairs to the Galleried Landing, you can enter into any one of the 5 bedrooms this stunning home provides, or the family bathroom. There is also a handy en-suite to the master bedroom.

Homes this high a calibre are extremely rare to come by, so don't miss out on this opportunity! Book your viewing now!

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## Entrance Hallway



Accessed via the front entrance door, with feature effect tiling underfoot. Provides access to the Lounge, Snug and the open plan Kitchen Diner & Living Space. A staircase takes you to the Galleried Landing.

## Snug



With a beautiful bay window and double glazing to the front of the home, and a further double glazed window to the side elevation. Feature effect flooring sits underfoot, with a curved radiator beneath the bay window.

## Lounge



Just like the Snug opposite, this space also benefits from a double glazed bay window to the front aspect of the home. A radiator sits underneath ensuring warmth year-round. Wood flooring underfoot.

## Versatile Kitchen, Living, and Home Office Zones



This adaptable space is designed for dining, relaxation, or a dedicated home office, combining practicality with refined elegance. It seamlessly connects to a utility room and a convenient downstairs WC. Bi-fold doors provide direct access to the rear garden, while digital underfloor heating, zoned for

optimal efficiency, enhances comfort. A built-in storage cupboard further adds to the room's functionality.

## Kitchen Area -

At the heart of this space is a striking 3-metre kitchen island, featuring an inset sink, integrated dishwasher, and ample storage. LED lighting enhances its luxurious feel. Additional bespoke cabinetry surrounds the island, incorporating a fridge freezer, induction hob with a high-level extractor, and a double oven with a grill. A wall-mounted galvanized steel vertical radiator adds an industrial-chic touch to the space.

## Living Space -

Positioned just steps from the kitchen, this inviting area is the perfect retreat after a long day. A high-spec integrated electric fireplace and a wall-mounted TV point create a warm and stylish ambiance.

## Dining Area -

Designed for intimate family meals and entertaining guests, this space is flooded with natural light through expansive bi-fold doors. During warmer months, these doors open fully, seamlessly blending indoor and outdoor living.

## Office Space-

This sophisticated workspace is defined by its exposed brick feature wall and a sleek galvanized steel vertical radiator. A built-in wine and bottle display provides both a stylish focal point and practical storage for your finest collection.

## Downstairs WC



With tiled flooring, a Low Level WC, Hand Wash Basin and provides access to the Utility Room.

### Utility Room



With a Wall Mounted Worcester Bosch Greenstar 8000 Life 35kW Control Filter Boiler. Access door leading to the Rear Garden. Partly tiled walls. A double glazed frosted window sits to the side aspect of the home.

### Galleried Landing



A fantastic connecting space, providing access to all bedrooms, and the family bathroom. Inset spotlights sit overhead.

### Master Bedroom



A double-glazed bay window sits elegantly above a curved wall-mounted radiator, enhancing both warmth and style. A second radiator is positioned on the opposite wall, conveniently located near the entrance to the en-suite.

### En-Suite



A convenient space, hosting an inset modern shower, heated towel rail, high spec hand wash basin with vanity unit, low level WC and a double glazed frosted window to the side aspect of the home.

### Bedroom Two



Featuring a double-glazed bay window and a sleek wall-mounted curved radiator, this space offers both comfort and style. Built-in storage provides practicality, while a wall-mounted TV point creates the perfect setting for unwinding in bed.

### Bedroom Three



Featuring a double-glazed window and a sleek wall-mounted radiator, this space seamlessly combines comfort and style. Thoughtfully integrated built-in storage enhances functionality.

### Bedroom Four



Featuring a double-glazed window and a sleek wall-mounted radiator.



### Bedroom Five



With a double glazed window to the front aspect of the home, and a wall mounted radiator. Inset spotlights sit overhead.

### Family Bathroom



Thoughtfully designed with luxury in mind, this modern bathroom features rich dark oak accents, enhancing its spa-like ambiance. Elegant wall and floor tiling complement the space, which includes a low-level WC, a stylish hand wash basin with a vanity unit, and a panelled bathtub with a Mira Opero Dual Mixer shower. A double-glazed frosted window allows natural light while maintaining privacy.

### Detached Annex



Ideal for hosting guests and family or as a potential rental opportunity for additional income, this modern, self-contained space features an open-plan layout comprising a bedroom, kitchen, and fitted en-suite bathroom. With private access via the rear entrance gate, it offers both convenience and privacy.

### Externally - Front



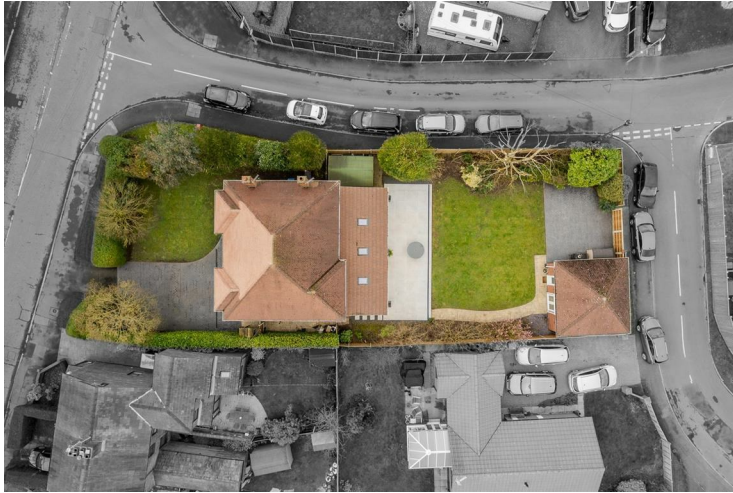
An exceptional and visually striking home, this double-fronted property features elegant bay windows and is quietly tucked away behind lush foliage, providing both character and privacy. The property also benefits from a spacious driveway with ample parking for multiple vehicles, a small lawned garden, and access points to the rear garden on both sides, enhancing the overall appeal of this beautiful home.

### Externally - Rear



The rear garden is a standout feature of this home, offering a beautifully designed outdoor retreat. A stunning porcelain-tiled patio provides the perfect setting for al fresco dining and entertaining, while an Indian stone pathway leads to the detached annex and rear driveway. The garden also features a well-maintained lawn, enclosed by private fencing with a gated vehicular access. The front of the property can be reached via pathways on both sides, framed by mature planting beds and lush shrubbery. As night falls, strategically placed lighting enhances the garden's ambiance, further elevating the home's charm and appeal.

### Surrounding Area



enthusiasts. Whether you're looking for a relaxing stroll or more adventurous hikes, the local surroundings provide ample opportunities to enjoy nature.

Swanlow Lane is a well-connected and popular pocket of the CW7 postcode area, offering convenient access to nearby locales, including the picturesque village of Church Minshull. The proximity between Winsford and Church Minshull is approximately 2.9 miles, with travel options such as the line 31 bus or a short taxi ride taking around 7 to 8 minutes.

Public transportation along Swanlow Lane is facilitated by several bus routes, notably the 31 and W7 lines, which connect residents to various parts of Winsford and surrounding areas. The nearest bus stops, such as Mallard Way and Swanlow Lane, are within a 5-minute walking distance, enhancing the area's accessibility.

For families, the area benefits from a range of reputable local schools, including Darnhall Primary School and Over Hall Community Primary School, making it an attractive location for families with children.

Additionally, Swanlow Lane's location provides easy access to major road and rail networks. Winsford Railway Station is just a short distance away, offering direct connections to key cities such as Manchester, Birmingham and London, making it an ideal spot for commuters and travelers seeking to explore the broader Cheshire region.

The area also offers plenty of outdoor attractions, with the beautiful Marina nearby, Delamere Forest just a short drive away, and numerous scenic walking routes perfect for outdoor



## 209 Swanlow Lane

DETAILS  
Total area: 209.16 m<sup>2</sup>  
Living area: 209.16 m<sup>2</sup>  
Floors: 2  
Rooms: 20

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0 1 2 3 4m  
1:130

▼ **Ground Floor** TOTAL AREA: 135.44 m<sup>2</sup> • LIVING AREA: 135.44 m<sup>2</sup> • ROOMS: 10  
▼ **1st Floor** TOTAL AREA: 73.72 m<sup>2</sup> • LIVING AREA: 73.72 m<sup>2</sup> • ROOMS: 10



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939  
HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK