



Wright Marshall
Estate Agents

The Chantry Church Lane, Sandbach, CW11 2AN



For Sale

£525,000

- SALES OFFICE OPEN FRIDAY 2-5, SATURDAY 10-12
- Stunning new build/ Four well proportioned bedrooms
- Detached double garage
- NEFF Appliances in the kitchen

- VILLEROY AND BOCH bathroom suites
- Pressurised hot water and heating system
- Landscaped front garden & turfed rear garden
- NHBC ten year guarantee



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**** PLOTS 1 & 8 NOW READY ** PLOT 7 NOW RESERVED****
****INCENTIVES AVAILABLE****

ENERGY EFFICIENT HOMES INCORPORATING TIMBER FRAME CONSTRUCTION AND WHOLE HOUSE VENTILATION AND HEAT RECOVERY SYSTEM.

Arguably the finest detached new build properties in Sandbach. Plot 1, The Chantry is an impressive four bedroom, two bathroom executive detached house situated on a large corner plot with detached double garage.

The distinction in living spaces lends itself to both formal and informal entertainment to suit your mood and the occasion. The whole of the ground floor is flooded with light, and makes the very best of its aspect and location.

LOCATION

A popular place to call home, Sandbach is a historical market town nestled in the heart of the Cheshire countryside. Its 16th century cobbled market square plays host to weekly markets and a number of craft fairs during the summer months. It also boasts a good selection of independent specialist shops as well as the popular high street names, there are a number of supermarkets including Waitrose, Aldi and Co-op and a thriving indoor market. Sandbach has fantastic transport links with Junction 17 of the M6 less than 1 mile away making travel to Holmes Chapel, Congleton and other surrounding towns easy. The Heath is within walking distance to the bus route, making the two mile journey to the town centre quick and convenient. For city centre shopping Manchester is approximately 40 minutes away and the attractive walled city of Chester is less than 30 miles away.

DESCRIPTION

Accessed through an impressively large entrance hall, the ground floor affords you spacious open plan living, with the kitchen, family room and dining area all flowing into one another. Bi-folding doors lead onto a lawned garden and patio area, enhancing the feeling of luxurious openness and space. You also have the benefit of a separate sitting room with a large bay window.

A ground floor study leads off the main entrance and offers a quiet outlook over the front of the property. This retreat is ideal to keep work secluded and separate from family life. Downstairs also boasts a wc and separate utility room, allowing access from the side of the property to the garden. Under an elegant pyramid roof, the double garage is detached, rather than integral, preserving the entire ground floor for family living.

On the first floor, the large principle bedroom has an ensuite shower room, and a vast space ideal for an extensive run of built-in wardrobes. There are a further three bedrooms, two of which are true double bedrooms, served by a family bathroom with separate bath and shower.

ABOUT CHELMERE HOMES

Chelmere Homes has over thirty years of experience in house building and specialises in small exclusive sites in sought after locations within the North West. Ian Wilkinson the Managing Director is personally involved with every new development, from first choosing the land to the developments layout, house styles and ongoing quality control.

The Chantry is their eleventh exclusive development, solidly backed by the NHBC ten year guarantee.

ROOMS

Hallway
Downstairs W/C
Study 2.76m x 2.47m
Kitchen dining 9.37m x 3.90m (max) 3.46m
Utility
Lounge 5.83m (max) 5.12m x 3.65m
Landing
Principle bedroom 5.16m x 4.35m
Ensuite
Bedroom two 3.64m x 3.42m
Bedroom three 4.74m x 2.48m
Bedroom four 3.84m x 2.64m (max)
Bathroom

TENURE

We believe the tenure to be Freehold.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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