

## 32 Newtons Lane, Sandbach, CW11 4TL

### Price Guide £575,000

An exciting new build opportunity has arisen to acquire a luxury 5 bedroom, 3 bathroom, three storey executive home, which in all boasts around 2400 sqft of luxurious accommodation. Lovingly crafted by local artisan builders, this individual bespoke home offers huge rooms and spaces which will surpass your expectations. Professionally architecturally designed the home features bespoke details and design touches only normally associated with much larger grand designs. In line with the architects mission, the scale and design combine to create a most pleasing yet capable family home, perfect for day to day living and entertaining. With its striking architecture, feature glazing and luxury fixtures, this best in class stand out home is sure to synchronise both head and heart. Making this a home that you will be proud to own and making this your first-choice property!

Standing proudly within its landscaped grounds and against open countryside, the home enjoys a non-estate linear settlement position. Located in the appealing village of Winterley, and within the environs of Sandbach Town, the location instantly promotes a pleasant lifestyle. Whether it's taking a stroll with wildlife by Winterley Pool, letting the kids run riot at Wheelock Hall Farm, a shopping fix or dining in the historic Sandbach centre, good times await. Waitrose in Sandbach covers off all your domestic product needs. And with easy access to the M6 and Crewe and Sandbach Train Station, it's perfect for the commuter too. Both Sandbach and Haslington offer a good range of Primary and Secondary Schools and nearby football /cricket clubs in Wheelock make this location ideal for family living.

This exceptional residence is sure to appeal to a wide variety of discerning buyers and transcends the typical new build home, so call us to book that all important viewing!

## **Accommodation**

Briefly the property comprises: Ground Floor: reception hall; ground floor WC; front lounge; large rear garden facing living/ dining/ kitchen; utility room; single integral garage; First Floor: landing; bedroom 2 with en suite; bedroom 3; bedroom 4; bedroom 5; family bathroom; Second Floor Master Suite; landing; dressing room 2/ office; master bedroom 1; en suite dressing room; en suite bathroom; front and rear gardens; driveway.

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### **Reception Hall**

### **Ground Floor WC**

**Rear Garden Facing Living/ Dining/ Kitchen**  
21'11" x 28'6" (6.7 x 8.7m)

**Front Lounge** 10'9" x 16'4" (3.3 x 5m)

**Utility Room** 6'2" x 9'6" (1.9 x 2.9m)

### **Integral Garage**

### **First Floor Landing**

**Bedroom 2** 10'9" x 18'0" (3.3 x 5.5m)

### **Bedroom 2 En Suite**

**Bedroom 3** 9'2" x 16'8" (2.8 x 5.1m)

**Bedroom 4** 13'3" x 10'5" (4.05 x 3.2m)

**Bedroom 5** 9'2" x 13'9" (2.8 x 4.2m)

**Family Bathroom** 10'5" x 7'2" (3.2 x 2.2m)

### **Second Floor Master Suite Landing**

**Bedroom 1** 10'5" x 17'0" (3.2 x 5.2m)

**Bedroom 1 Dressing Room** 11'1" x 10'5" (3.4 x 3.2m)

**Bedroom 1 En Suite** 10'9" x 7'2" (3.3 x 2.2m)

**Office/ Nursery** 9'2" x 11'1" (2.8 x 3.4m)

### **Front Garden with Driveway**

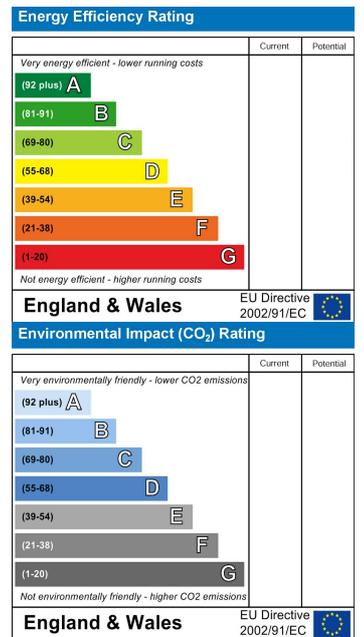
### **Rear Garden**

# Floor Plan

## Area Map



## Energy Efficiency Graph



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