

# chris hamriding

lettings & estate agents



## Syringa Newcastle Road, Sandbach, CW11 2TY

### Offers In The Region Of £484,950

WATCH OUR GUIDED VIDEO TOUR OF THIS TRULY WONDERFUL COUNTRY HOME IN AN IDYLIC LOCATION!!

Nestled in the charming village of Smallwood, Sandbach, this exquisite country home on Newcastle Road is a true gem. 'Syringa', has been sympathetically renovated by its current owners in more recent years, boasting a delightful blend of both classic charm and modern convenience. As you step inside, you'll be greeted by a warm and inviting atmosphere, with great attention to detail evident throughout. The newly fitted kitchen, complete with its solid wood working surfaces, 'Rangemaster' cooker, island and contemporary tones, it's a chef's dream! Whilst the convenient downstairs WC/utility room offers beautiful, picturesque country views through the window. The ground floor enjoys three reception rooms, featuring two charming log burners and plantation window shutters to the lounge.

Once you reach the first floor you are greeted by a spacious landing area, where you can further enjoy the vast open countryside surrounding the home! The first floor boasts two double bedrooms and a luxurious family bathroom, which features a stunning, freestanding copper bath and double shower, making it the perfect retreat after a long day. One of the main highlights of this property is the loft conversion, providing additional space for a variety of uses. The bright and airy rooms are further enhanced by skylights, creating a welcoming ambience that is sure to impress.

Outside, the generously sized garden is a nature lover's paradise, with a large gravel driveway, pond, and a designated hot tub area, in which the hot tub is available by separate negotiation. The panoramic 360 views

**Entrance porch 7'3 x 2'11 (2.21m x 0.89m)**

**Entrance hallway 10'6 x 3'7 (3.20m x 1.09m)**

**Lounge/ diner 31'6 x 13'1 (9.60m x 3.99m)**

**Kitchen 18'1 x 12'10 (5.51m x 3.91m)**

**WC/ Utility 6'3 x 5'3 (1.91m x 1.60m)**

**Stairs and landing**

**Bedroom one 15'9 x 10'2 (4.80m x 3.10m)**

**Bedroom two 12'10 x 12'6 (3.91m x 3.81m)**

**Bathroom**

**Bedroom three/Loft conversion 14'5" x 13'5"  
(4.419 x 4.114)**

**Gated driveway**

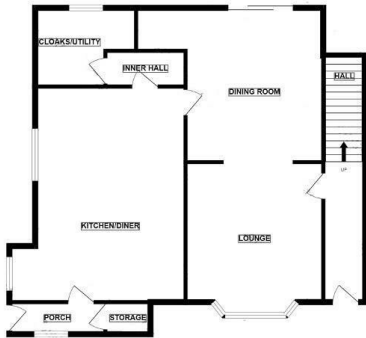
**Generous enclosed gardens**

**Nb: Estate Agency Act 1979**

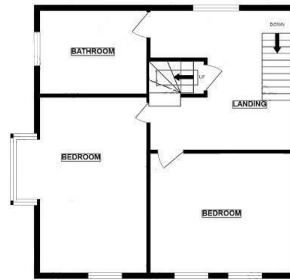
Under the Estate Agency Act 1979 and RICS regulations, we advise that the seller of this property is an employee of Chris Hamriding Estate Agents.

# Floor Plan

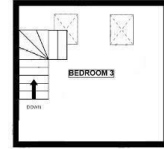
Ground Floor



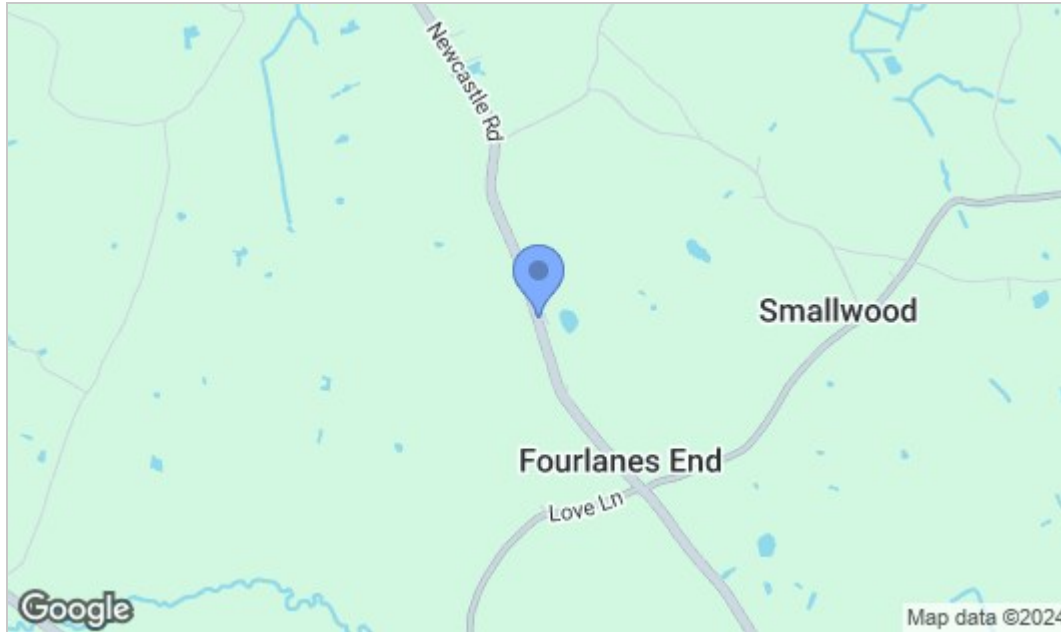
1st Floor



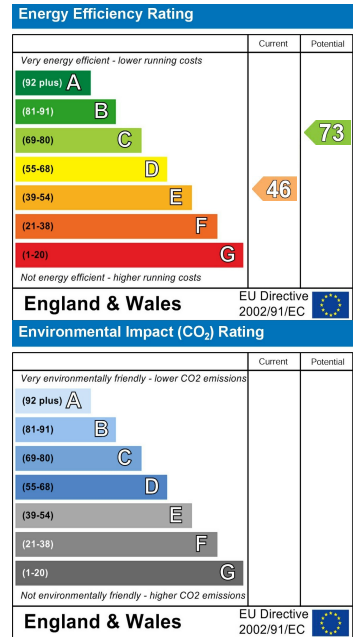
2nd Floor



# Area Map



# Energy Efficiency Graph



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