

# chris hamriding

lettings & estate agents



## 7 Station Road, Scholar Green, ST7 3HL Offers In The Region Of £500,000

Take a moment to admire this home by watching our guided video tour!

This truly stunningly presented luxury bungalow sits in the most beautiful gated grounds and enjoys tasteful accommodation throughout, sure to suit the most discerning of buyers. Occupying a most generous plot, you approach the home via a large gated driveway where the property welcomes you into a spacious reception hall giving access to sumptuous and luxurious rooms that briefly comprise; Cloakroom, lounge/dining room, breakfast kitchen, three double bedrooms and two bathrooms. It's worth noting that the layout is flexible as we feel bedroom three could also serve as a sitting or dining room if preferred. Whilst we adore every part of this home, worthy of mention simply has to be both the mind blowing breakfast kitchen and the master bedrooms! Both spaces have been very recently upgraded to the most exacting of standards and trust us when we say - you will not be disappointed! This interior is just fabulous, however, heading back outside impresses just as much! The large driveway leads to a hugely valuable detached double garage having two electric doors and a separate workshop area to rear. Subject to planning, we feel this garage building could comfortably see conversion to an annex or whatever useful space you may require! The exterior continues to impress with its plentiful gardens, enjoying a great degree of privacy to all sides, the lawns, beds, borders and patios are simply perfect for tending to and enjoying no matter the time of year!

The local area is awash with countryside, commuter links, village amenities and good access to both the towns of Congleton & Alsager.

We could talk about this home all day long but don't just take our word for it! Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Reception hall 17'3" x 7'4" (5.26m x 2.24m)**

**Cloakroom 5'8" x 5'6" (1.73m x 1.68m)**

**Bedroom three/ reception room 11'8" x 13'11"  
(3.56m x 4.24m)**

**Lounge 22'11" (into bay) x 11'2" (7.01 (into bay) x  
3.42)**

**Kitchen/ dining room 21'7" x 11'10" (6.58m x  
3.61m)**

### **Hallway**

Feature skylight. Central heating radiator. Access to the loft. Oak faced internal doors to a recessed storage cupboard, bedrooms 1 and 3 and to the bathroom.

### **Store**

**Bathroom 11'9" x 6'3" (3.58m x 1.91m)**

**Bedroom two 10'11" x 12'1" (3.33m x 3.68m)**

**Bedroom one 17'5" x 13'1" (5.31m x 3.99m)**

**Ensuite 5'10" x 5'2" (1.78m x 1.57m)**

### **Garage**

**Garage workshop**

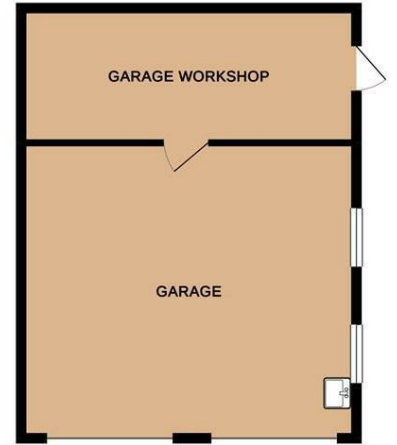
**Generous Driveway and gardens**

# Floor Plan

GROUND FLOOR 1344 sq. ft.  
( 124.9 sq. m. )

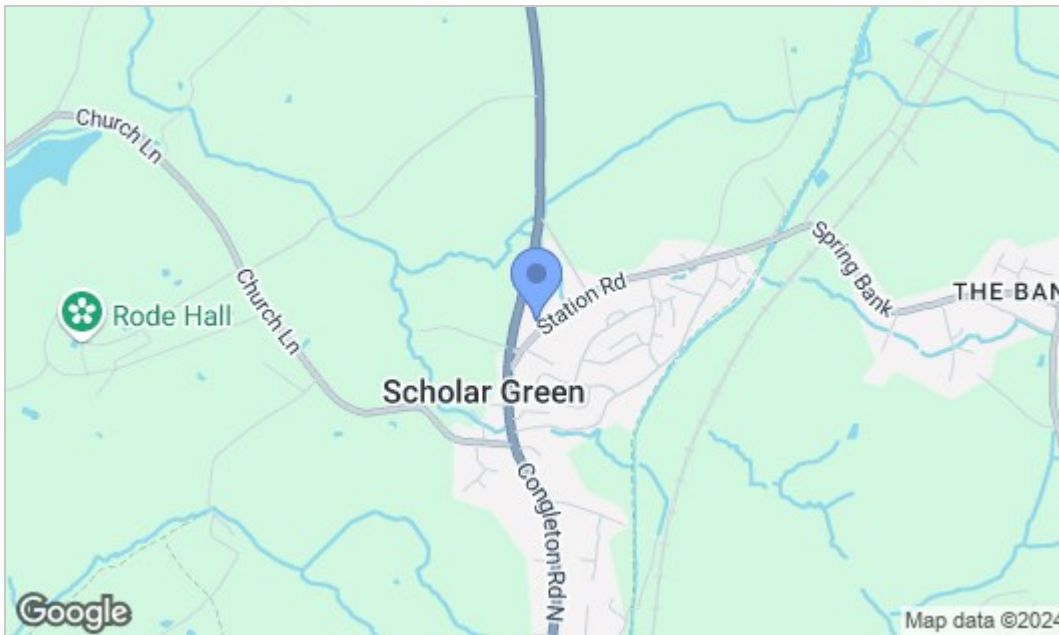


( 42.3 sq. m. )

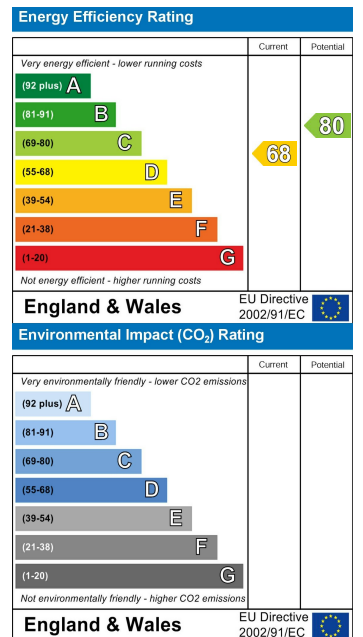


TOTAL FLOOR AREA : 1799 sq. ft. ( 167.1 sq. m. ) approx.

# Area Map



# Energy Efficiency Graph



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15 Market Square, Sandbach, CW11 1AA t: chrisamriding.co.uk  
lettings@chrisamriding.co.uk

