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Oak House Spen Green, Sandbach, CW11 2UZ

Price Guide £1,200,000

Take a moment to view our HD guided tour of this wonderful home!
Guide price £1,200,000-£1,250,000

Approached over a long, private driveway, Oak House is a handsome detached, four bedroom, four bathroom exclusive Cheshire home originally constructed in 2002 & has won the prestigious accolade of 'Category One Winner for New Build' from the Federation of Master Builders in 2002.

This superb home offers extensive internal accommodation approaching 2700 square feet (circa 3,072 including the garage!). The forecourt is predominantly block paved, providing a huge amount of parking and turning area. Flanked by formal lawned gardens and attractive paved terrace sitting areas, there are lovely open views over the adjacent countryside to be enjoyed in almost every direction! For those with potential equestrian interests, there are grounds and paddock extending to 1.25 acres or thereabouts. The landscaped rear garden is a credit to the current owner with its established borders, mature trees and excellent privacy.

Accompanying the home are a number of attributes to note, some of which include: A welcoming and spacious entrance hall, underfloor heating to both the ground floor and first floor, replaced windows throughout in 2023, a huge multi-aspect sitting room, open-plan kitchen/dining room with French doors, granite work surfaces and a timeless, pastel shade oak style kitchen. There is a sizeable separate reception room which could

Accommodation

Entrance Hall

Sitting Room 20'10" x 14'7" (6.36 x 4.47)

(excluding bay window recess)

Dining Room 12'10" x 10'9" (3.92 x 3.29)

Kitchen/Breakfast Room 14'9" x 14'4" (4.51 x 4.38)

Utility Room 9'11" x 5'5" (3.03 x 1.66)

Study 9'8" x 7'8" (2.96 x 2.35)

Family Room 14'7" x 11'7" (4.45 x 3.54)

Downstairs Shower Room

First Floor Landing

Master Bedroom 20'10" x 15'7" (6.36 x 4.75)

En-suite

Guest Bedroom 14'10" x 14'6" (4.53 x 4.44)

En-suite

Bedroom Three 14'6" x 10'8" (4.44 x 3.26)

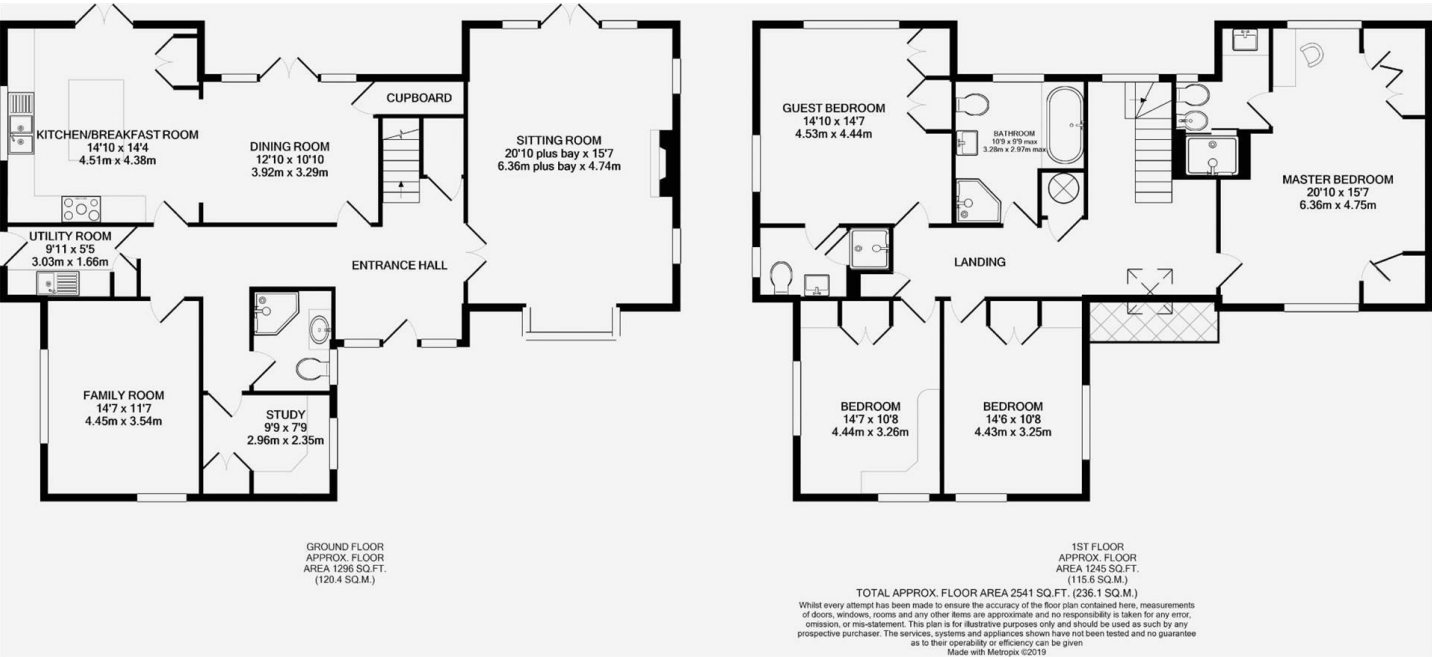
Bedroom Four 14'6" x 10'7" (4.43 x 3.25)

Family Bathroom 10'9" x 9'8" (3.28m x 2.95m)

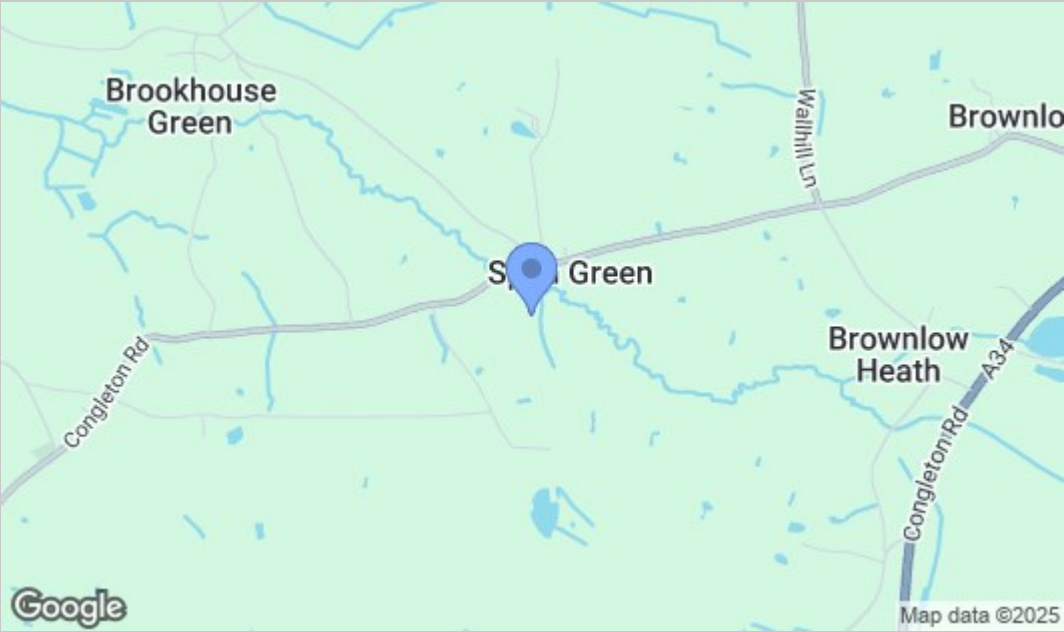
(maximum)

Detached Garage 20'4" x 19'10" (6.20 x 6.07)

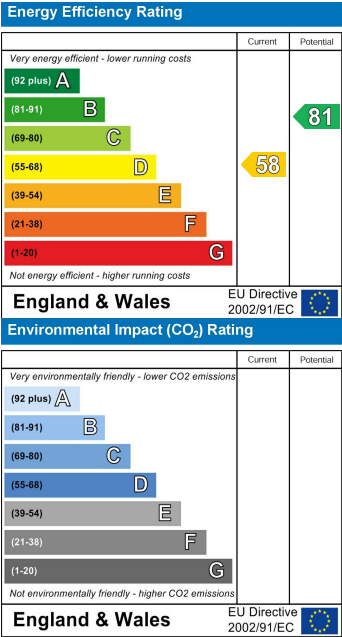
Floor Plan



Area Map



Energy Efficiency Graph



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