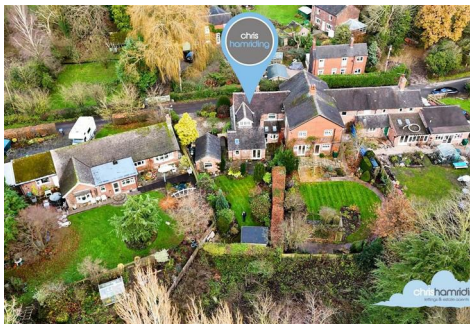


chris hamriding

lettings & estate agents



Pear Tree Cottage Martins Moss Lane, Sandbach, CW11 2UW

Offers In The Region Of £590,000

Take a moment to view our signature, guided tour and admire the stunning aerial views of this impressive cottage!

Welcome to Pear Tree Cottage, situated in the charming village of Smallwood, this delightful semi-detached house offers an enviable lifestyle like no other, positioned in an affluent village surrounded by miles of working farmland and deep in the heart of the Cheshire countryside.

Being located in such a peaceful village, you can enjoy the tranquility of country life while still being within easy reach of schooling, great country pubs, handy transport links and a wide range of local amenities.

The home offers accommodation just short of 1500 square feet which is impressive for a cottage of this age and as you step inside, you'll be greeted by character, charming period features & exposed ceiling joists everywhere you look! Having three well-planned reception rooms, with a sizeable lounge wrapped around an exposed brick fireplace, a country kitchen complete with 'Aga', natural stone working surfaces and extended bay with two skylights! The garden room is vast and versatile which is complemented by its vaulted ceiling and plenty of glazing overlooking the private gardens. In addition there is a handy downstairs cloakroom off the entrance hall.

Upstairs, the spacious theme continues, with three comfortable double bedrooms, all of which enjoying built-in cabinetry and two are dual aspect rooms, there's plenty of space for the whole family to unwind and recharge. The property also features a well-appointed bathroom with four piece suite, ensuring convenience for all!

One of the standout features of this lovely home is the rear garden, having an excellent degree of privacy and a south-westerly aspect, this is a superb space and will be a great place to unwind and soak up your surroundings.

What are you waiting for? View our HDR photos and tour, then call the town & country property experts here at Chris Hamriding to book that all-important viewing!

Accommodation

Entrance Hall 12'6" x 6'8" (3.826 x 2.034)

Living Room 19'1" x 14'10" (5.824 x 4.524)

Dining Room 13'3" x 12'5" (4.062 x 3.801)

Kitchen 15'5" x 12'5" (4.713 x 3.810)

Cloakroom 4'11" x 3'8" (1.519 x 1.125)

Garden Room 17'6" x 11'8" (5.336 x 3.561)

First Floor Landing 13'11" x 6'4" (4.252 x 1.943)

Bedroom One 13'1" x 12'10" (4.013 x 3.912)

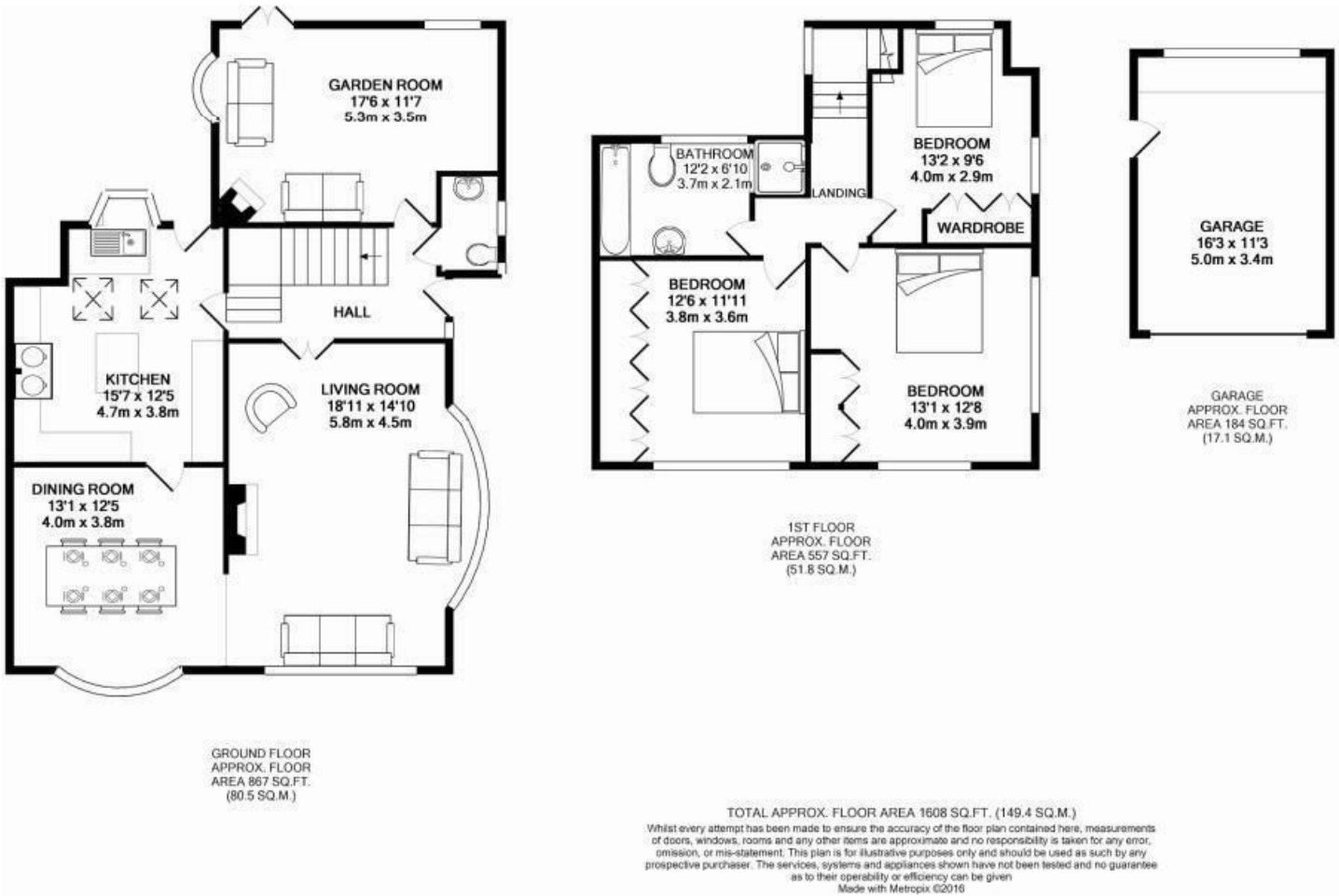
Bedroom Two 12'6" x 11'10" (3.821 x 3.614)

Bedroom Three 13'2" x 9'6" (4.017 x 2.914)

Family Bathroom 12'0" x 6'3" (3.671 x 1.918)
(Including shower recess)

Garage 16'1" x 11'1" (4.927 x 3.386)

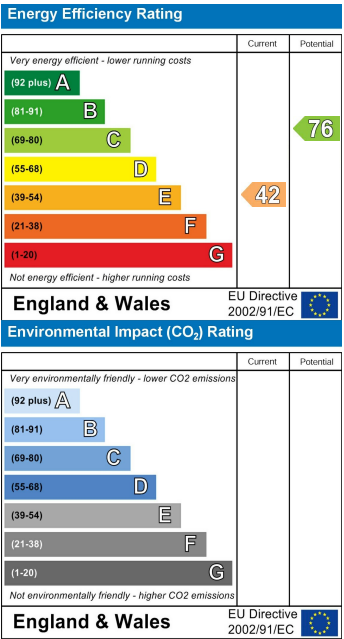
Floor Plan



Area Map



Energy Efficiency Graph



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