

# chrishamriding

## lettings & estate agents



### **Sandfield Cottage 236a Crewe Road, Haslington, CW1 5RT**

#### **Offers In The Region Of £695,000**

Take a moment to view our signature tour & let Matt show you all of the impressive features this wonderful home has to offer!

Formerly the stable block to the neighbouring home, 236a has been lovingly converted into a stunning detached residence with a beautiful grounds, quality specification and a plethora of appealing features on the periphery of Haslington. The home has been architecturally designed to ensure the maximum enjoyment of the neighbouring views over adjacent Cheshire working farmland with accommodation spanning to just over 2,000 sqft.

Accompanying the home are a number of features to note, some of which include: a gothic archway & entrance door, a large reception hall with wall panelling, feature glazing & hidden under stairs cloaks/study, a ground floor WC, a breakfast kitchen with Corian working surfaces & 'aga' style cooker plus separate utility & formal dining room with French doors. The lounge is generous with dual aspect windows and provides access to a garden room extension having French doors, bespoke shutters and polished travertine style floor tiles with underfloor heating.

Upstairs, the home has a vast galleried landing with access to three exceptional double bedrooms, each with impressive countryside vistas and the master suite benefiting from en-suite shower facilities & a dressing room.

## Accommodation

**Entrance Hall 10'9" x 5'10" (3.29 x 1.78)**

**Reception Hall 15'5" x 9'8" (4.70 x 2.97)**

**Lounge 19'6" x 14'0" (5.95 x 4.27)**

**Garden Room 13'3" x 12'6" (4.05 x 3.83)**

**Breakfast Kitchen 14'9" x 14'5" (4.50 x 4.41)**

**Dining/Family Room 12'9" x 12'7" (3.89 x 3.86)**

**Utility 8'3" x 6'0" (2.54 x 1.84)**

**Study/Store 8'10" x 5'2" (2.71 x 1.58)**

**Cloakroom 8'1" x 5'11" (2.48 x 1.82)**

**First Floor Landing 20'1" x 12'10" (6.14 x 3.92)**

**Bedroom One 14'5" x 12'10" (4.40 x 3.92)**

**En-suite 7'6" x 8'7" (2.29 x 2.63)**

**Dressing Room 6'2" x 5'6" (1.88 x 1.70)**

**Bedroom Two 15'2" x 11'4" (4.63 x 3.46)**

**Bedroom Three 12'8" x 11'10" (3.87 x 3.62)**

**Family Bathroom 15'2" x 8'6" (4.63 x 2.60)**

**Detached Garage 20'3" x 17'8" (6.19 x 5.39)**

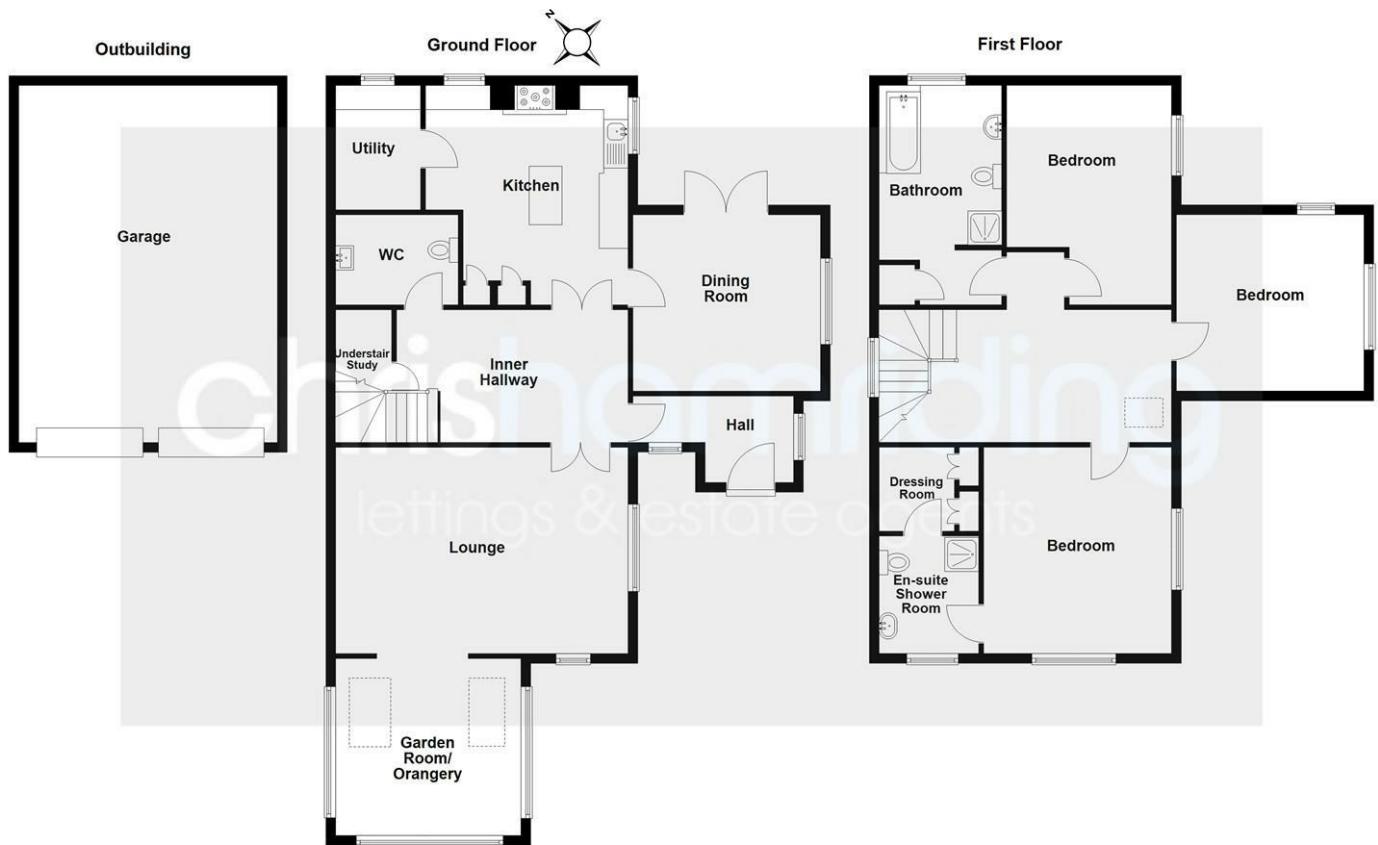
**Workshop/Utility 17'8" x 7'4" (5.40 x 2.25)**

**Annexed Loft Room 20'2" x 16'10" (6.17 x 5.14)**

(overall & into eaves)

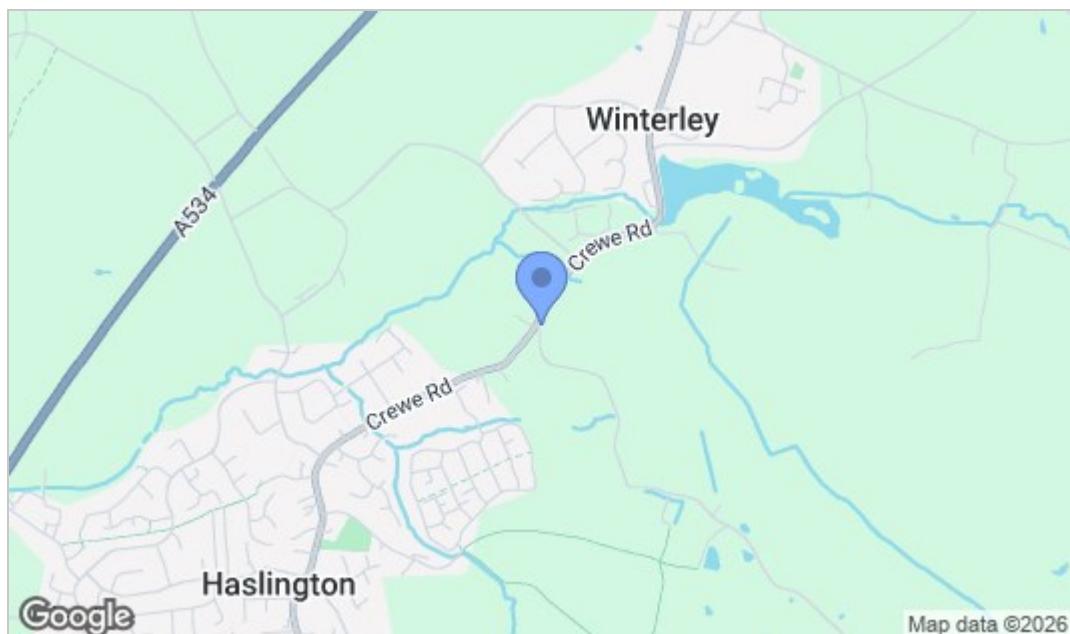
**Annexed Shower Room 10'5" x 7'3" (3.18 x 2.23)**

## Floor Plan

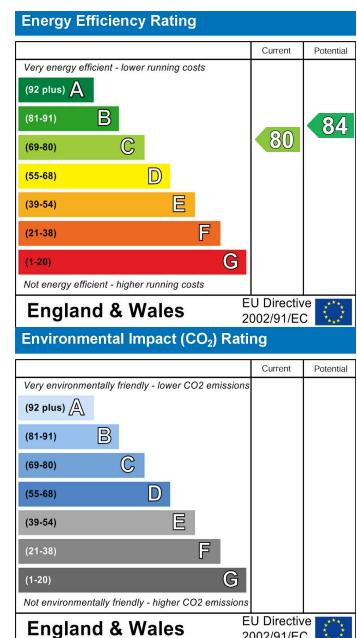


Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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