



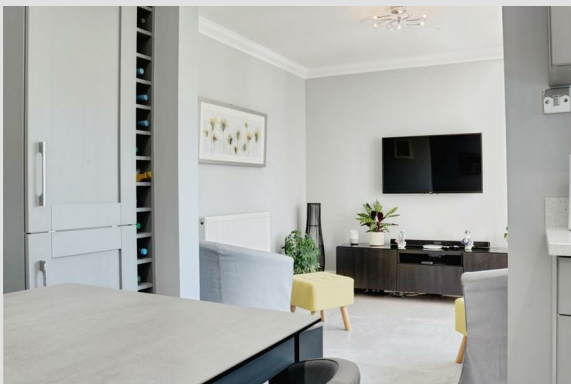


Welcome to this immaculate detached house for sale, a real hidden gem nestled on the outskirts of the sought-after location of Holmes Chapel. Set within one of Holmes Chapel's most exclusive and private addresses, this substantial five-bedroom detached home is one of just eight individually designed properties on Cavendish Way, offering a rare opportunity to acquire a truly special family home. Beautifully maintained and significantly enhanced by the current owners over the past 25 years, this elegant residence effortlessly combines space, style, and practicality. The home has been thoughtfully updated throughout, featuring high-end finishes, a bespoke kitchen and luxurious bathrooms, and all the modern touches expected in a property of this calibre—including high-speed broadband and smart design details.

A grand reception hall sets the tone for the generous ground floor accommodation, which includes a spacious living room, a dedicated study, a separate formal dining room, and a stylish cloakroom/WC. The heart of the home is the superb breakfast kitchen, fitted with quality units and appliances, to include a Cooker hot water tap, finished with striking Quartz work-surfaces and upstands. The area opens into a cosy snug area—perfect for family gatherings. A handy utility room adds convenience and functionality to the everyday. Upstairs, the home offers five well-proportioned bedrooms, including a beautifully appointed principal bedroom with en-suite bathroom, and a contemporary family bathroom.

Outside, the property continues to impress with a southerly facing rear garden that provides a sunny and private retreat—ideal for entertaining or simply relaxing. A detached double garage and ample driveway parking complete the picture.

With its prime position, exclusivity, and beautifully balanced living space, this home represents a rare opportunity for those seeking a high-quality family lifestyle.





**Welcome to Holmes Chapel.....**

Nestled in the heart of the picturesque Cheshire countryside, Holmes Chapel is a highly sought-after village that perfectly blends rural charm with modern convenience. Popular with families, professionals, and retirees alike, this thriving community offers an exceptional quality of life, surrounded by natural beauty while remaining well-connected to major transport links.

Holmes Chapel boasts a vibrant village centre with a fantastic selection of independent shops, cosy cafés, traditional pubs, and essential amenities including a library, pharmacy, and post office. The area is also home to several highly regarded primary schools and the well-respected Holmes Chapel Comprehensive School and Sixth Form College, making it a popular choice for families.

For commuters, the village benefits from its own train station, offering direct services to Manchester, Crewe, and beyond. The nearby M6 motorway provides easy access to major cities such as Manchester, Liverpool, and Birmingham, making Holmes Chapel a convenient base for those working in the North West. Surrounded by scenic walking routes, including the Dane Valley Way and charming nearby villages like Goostrey and Cranage, Holmes Chapel is ideal for lovers of the outdoors.

The community spirit is strong here, with regular local events, and a welcoming, friendly atmosphere that gives the village its enduring appeal. Whether you're looking for a peaceful place to settle down, raise a family, or simply enjoy village life with all the modern touches, Holmes Chapel offers the perfect setting.

**Lounge**

13'96 x 21'31

**Study**

10'91 x 7'6

**Dining Room**

10'92 x 15'3

**Kitchen Diner**

20'41 x 10'1

**Snug**

9'77 x 9'47

**Main Bedroom**

16'68 x 10'75

**En-suite**

10'86 x 7'38

**Bedroom Two**

12'15 x 10'35

**Bedroom Three**

11'32 x 10'19

**Bedroom Four**

11'78 x 9'46

**Bedroom Five**

10'35 x 9'92

**Family Bathroom**

8'02 x 7'79

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

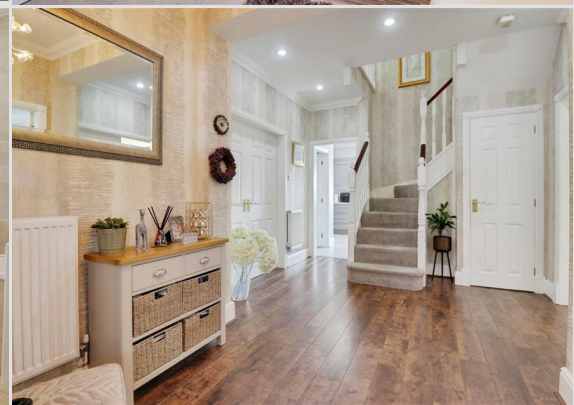
**Agent Note**













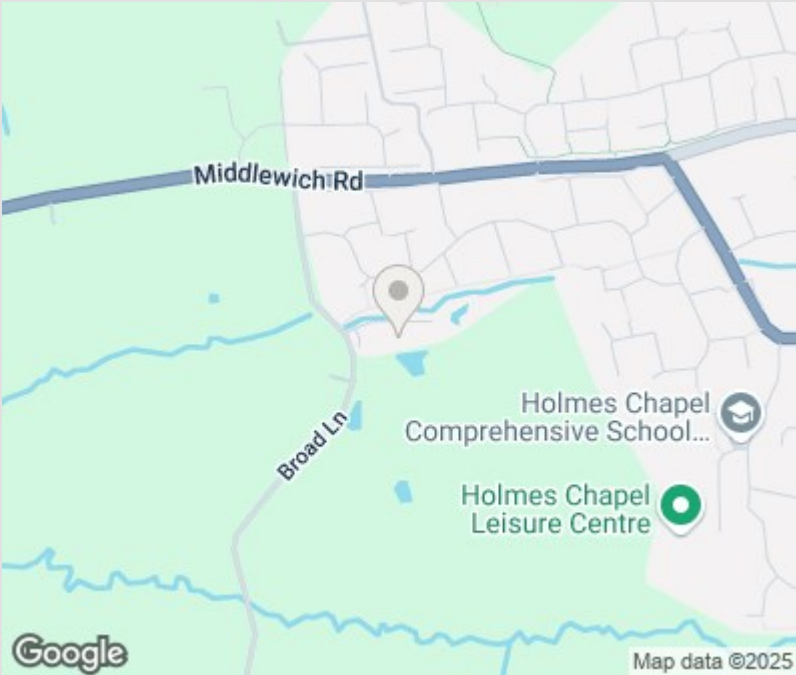
Floor Plan




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

T: 0345 034 4764  
E: [thenetwork@stephensonbrowne.co.uk](mailto:thenetwork@stephensonbrowne.co.uk)

