



“Robin”, 19 Birch Lane, Hough CW2 5RH

**CHESHIRE
LAMONT**

An exceptional and contemporary five bedroom NEW BUILD house in a delightful woodland setting within large gardens in a fine location nearing completion. Designed and constructed to exacting specifications and incorporating fixtures and features of superb style and of the highest quality. Just one of three outstanding properties. NO CHAIN for early completion.

- An exceptional and most spacious five bedroom detached contemporary residence
- Within a delightful woodland setting in a fine select location
- Incorporating design and features of the highest standards
- Constructed and appointed to exacting specifications
- Underfloor heating, air source heat system, detached double garaging with planning permission
- Superb reception accommodation and extensive open plan family dining kitchen
- Balconied master bedroom suite with dressing area and en-suite
- Four further bedrooms and luxurious family bathroom
- NO CHAIN for early completion
- Video tour available

Agents Remarks

"Robin" is a stunning house constructed to exacting specifications and incorporates features and design of the highest standards within a small, select woodland location within the village of Hough, nearby to recreation facilities, The White Hart Public House, shops and facilities within Shavington and Junction 16 of the M6 motorway. "Robin" is the last remaining plot of 3 outstanding residences, constructed by renowned local specialist builders.

Eco Home

Full house heat recovery (energy efficient comfort, start of the art heat recovery system) our homes feature a cutting edge heat recovery system ensuring year round comfort whilst reducing energy bills, this eco-friendly technology captures warmth from outgoing air and uses it to pre-heat incoming air without wasting energy. Enjoy consistent temperatures, improved air quality and reduced utility costs the perfect blend of luxury and sustainability.



SPECIFICATION

Cloaks cupboard

With bench seating with storage and overhead cupboards.

Lounge

Bi-fold doors, traditional log burner with Oak beam feature

Kitchen

Sage island with breakfast bar seating, 2 pendants above island for future feature lighting, all appliances are Bosch (downdraft hob, coffee centre, microwave, 2 ovens, dishwasher, tall fridge, tall freezer), CDA dual temperature large wine cooler for red and white wine, Belfast sink, Quartz worktops, gold quooker hot tap, hideaway bin storage, apex windows overlooking the front.

Open Plan Garden Room

Log burner and bi-fold doors to garden.

Utility

Copper sink, gold tap, washing machine, tumble dryer, quartz worktops.

Snug

Downstairs WC

Montpellier Karndean flooring, white vanity, black basin with waterfall tap, Stringer staircase upgrade (Oak with anthracite spindles).

Master Bedroom

Large balcony, fitted premium wardrobes with shelving and drawers.

En-Suite Bathroom

Large rain dance and handheld matt black shower accessories.

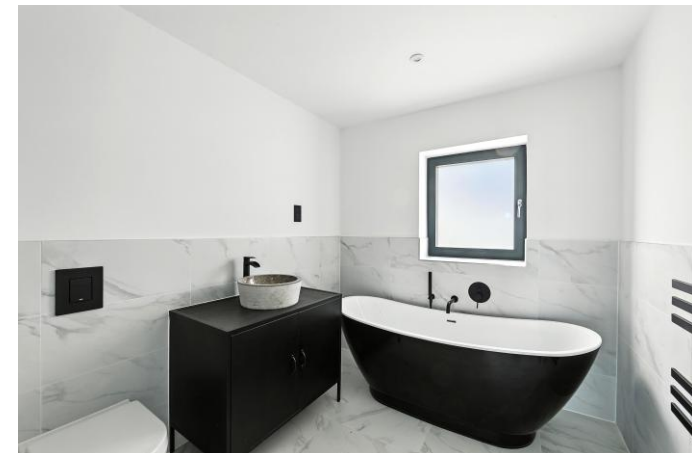
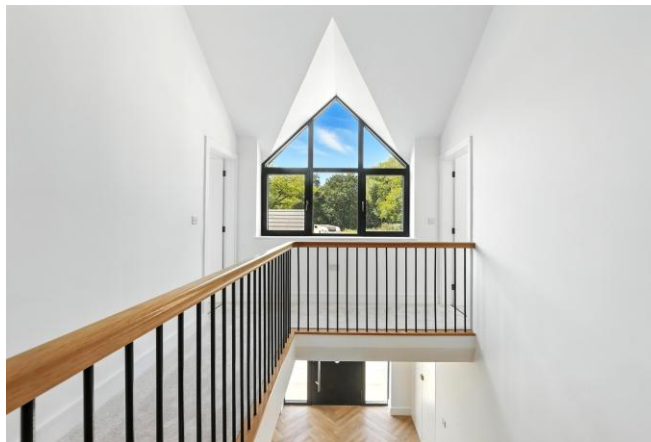
Family Bathroom

Free standing bath Carrera white tiles and black accessories.

- Anthracite windows and doors (dual opening)
- Underfloor heating throughout the property
- High quality Karndean flooring throughout the downstairs
- High quality carpeting to bedrooms and landing

Externally

The property benefits from a very generous plot with individual access over an extensive block paved driveway and to a detached double garage with planning permission for a first floor annex above.



The gardens at the rear are of a superb size and are enclosed within wooden panel fencing and benefit from a Bradstone paved patio and decking area. The house benefits from delightful surrounding aspects and a superb approach.

Services

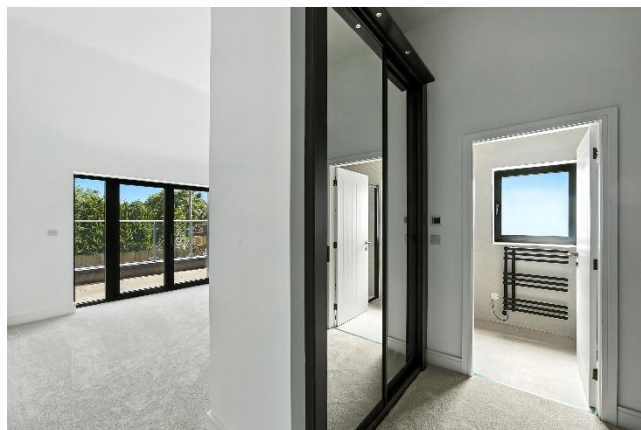
Air source heat pump, mains water and electricity, mains drainage Underfloor heating Smart hub heating Electrical vehicle charging point

Viewings

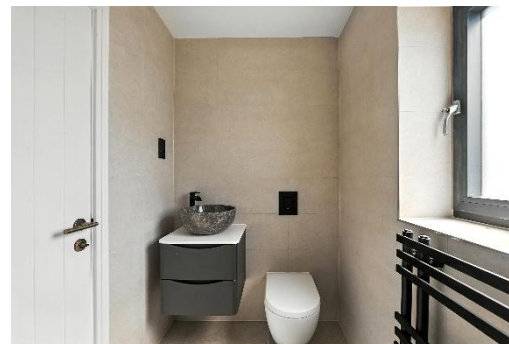
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed to the roundabout at the A500 and turn right along Newcastle Road towards Hough. Continue through Shavington and through the traffic lights past the garage on the right hand side. Take the next right turning onto Pit Lane, right onto Cobbs Lane and left onto Birch Lane where the property is located.



Note: Floor Plans are for identification purposes only and Not to Scale



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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