



23 Perch Avenue, Stapeley, Nantwich, Nantwich, CW5 7TU
£690,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Plot 12 – The Pensthorpe, Maylands Park

Welcome to The Pensthorpe, a striking five-bedroom detached home perfectly positioned on Perch Avenue within the sought-after Stapley area of Nantwich. Designed with growing families in mind, this property offers generous living space, modern comforts, and excellent energy efficiency.

The heart of the home is the stunning open-plan kitchen and dining area, complete with French doors leading to the rear garden – ideal for family life and entertaining. A separate dining room provides the perfect setting for more formal occasions, while the spacious lounge, also featuring French doors, offers a light-filled retreat. A dedicated study adds flexibility, whether for home working or quiet reading.

Upstairs, you'll find four well-proportioned double bedrooms and a fifth single bedroom. Two of the doubles benefit from en-suite shower rooms, complemented by a stylish family bathroom, ensuring comfort and convenience for every member of the household.

Externally, the property boasts a detached double garage with ample driveway parking, making it as practical as it is beautiful. Energy-efficient features, including argon-filled double glazing, photovoltaic solar panels, and an electric car charging point, make this a home for the future as well as today.

Ready for occupation in Spring 2026, this new-build home enjoys a fantastic location just a short walk from Nantwich train station, providing excellent commuter links. Families will also benefit from nearby Ofsted-rated 'Outstanding' schools, and with a Key Worker Offer available, this is an opportunity not to be missed.

Blending modern living, eco-conscious design, and a prime location, The Pensthorpe is the perfect choice for those looking to settle in a thriving Cheshire community.

Plot 12
Freehold
EPC rating TBC
Council Tax TBC
10 year structural warranty
2 year builders defect
Management fee £271.75PA

Kitchen / Family / Breakfast 13'5" x 22'7" (4.09m x 6.88m)

Lounge 11'7" x 17'3" (3.53m x 5.26m)

Study Downstairs 7'11" x 9'5" (2.41m x 2.87m)

Dining 12'7" x 9'9" (3.84m x 2.97m)

Utility 6'8" x 6'2" (2.03m x 1.88m)

WC 6'2" x 4'10" (1.88m x 1.47m)

1st Floor

Bedroom 1 11'3" x 12'7" (3.43m x 3.84m)

Ensuite 1 6'7" x 5'6" (2.01m x 1.68m)

Bedroom 2 10'6" x 11'2" (3.20m x 3.40m)

Ensuite 2 4'7" x 7'6" (1.40m x 2.29m)

Bedroom 3 12'0" x 9'5" (3.66m x 2.87m)

Bedroom 4 9'3" x 10'2" (2.82m x 3.10m)

Bedroom 5

* Subject to builders terms, conditions and price differentials

** Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

*** From Developers standard range and pricing.

**** Part Exchange cannot be utilised with any other incentive

****PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY****

