



Plot 1, Rookery View, Stoke Hall Lane, Stoke, Nantwich, CW5 6AS  
£850,000

**BAKER  
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WILSON**

## KEY FEATURES

- Estimated Gross External Area 2500 sqft
- Reservations are now being taken, phase 1 available for occupation early spring 2024.
- Rookery View Development by RHB Construction.
- Seven energy-efficient, architecturally designed homes with a choice of garden sizes and optional land.
- Sharing a long private driveway, the conversions are approached via a quiet country lane
- Phase 1 Prices from £595,000.
- Fittings and finishes throughout will be of very high quality.
- Despite being entirely rural in character, Rookery View is surprisingly well-connected.
- A stunning setting in an idyllic location with magnificent views

## PROPERTY DESCRIPTION

Set in a quiet and peaceful hamlet in the South Cheshire countryside, close to Barbridge and the canal Rookery View development will comprise Seven energy-efficient, architecturally designed homes with a choice of garden sizes and optional land ranging in price from £595,000 to £850,000 within phase 1.

Sharing a long private driveway, the conversions are approached via a quiet country lane, with a generous provision of parking and garaging close to the barns.

The initial phase on the development will be available for occupation spring 2024. The barns are a sensitive reimagining of a series of farm buildings that will be a subtle division to create a series of beautifully light, free-flowing living spaces which will frame panoramic countryside views.

RHB construction has sought to celebrate the materiality of the structures while introducing contemporary forms, extended sections of glazing, and subtle divisions to create a series of beautifully light, free-flowing living spaces.

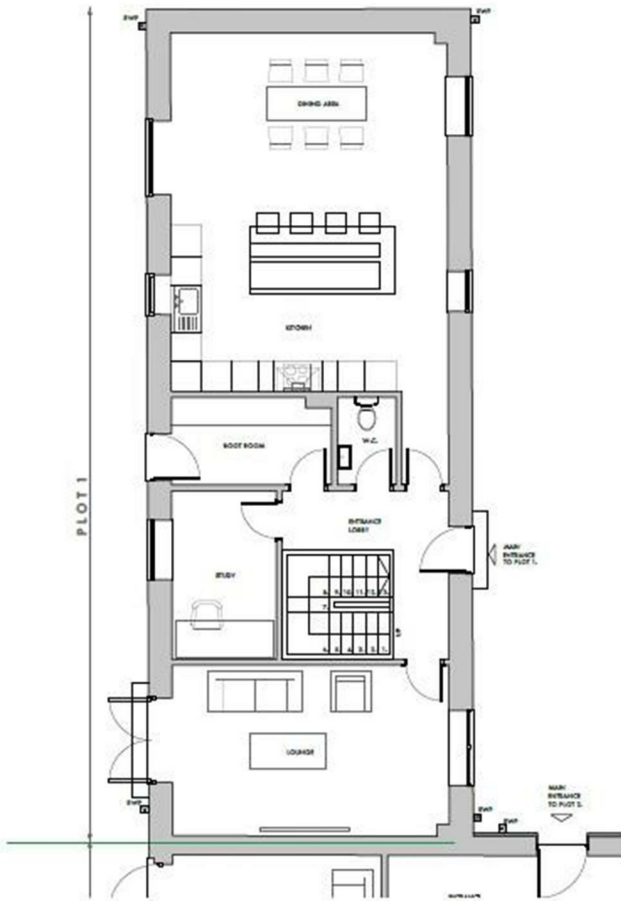
Across the development the spatial configuration is restrained and sympathetic, retaining a respectful relationship with the architecturally stunning original farm building, being the natural nucleus of the plan set around an expansive traditional courtyard.

Fittings and finishes throughout will be of very high quality.

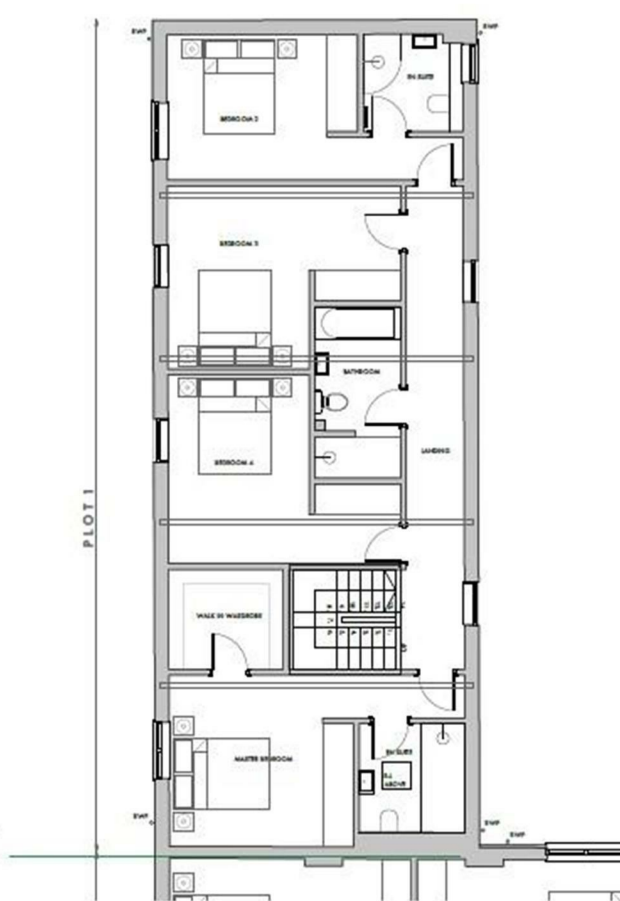


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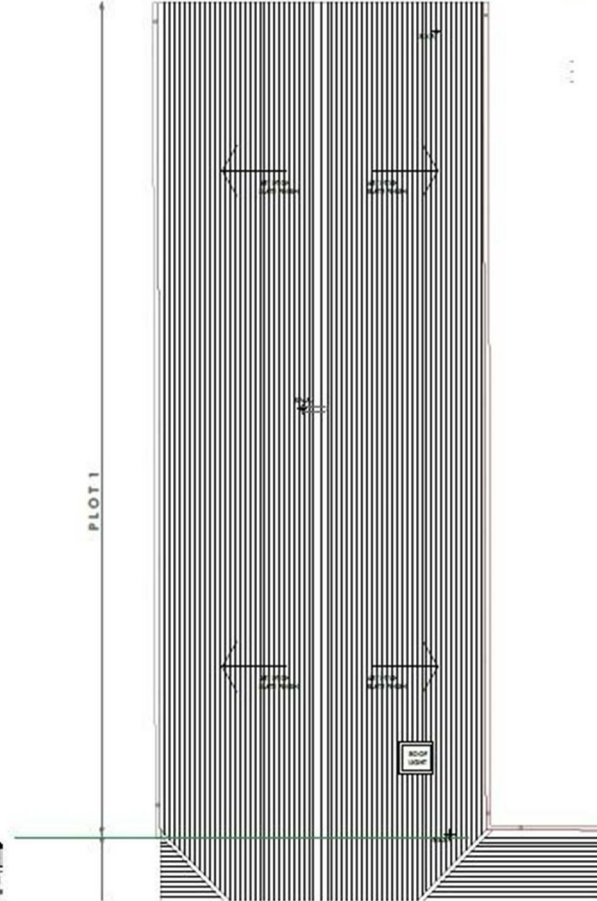




GROUND FLOOR PLAN  
PLOT 1



FIRST FLOOR PLAN  
PLOT 1



ROOF PLAN  
PLOT 1

## DIRECTIONS TO CW5 6AS

what3words /// gearbox.trappings.juggler

## FLOOR PLAN

See attached floor plan for room descriptions and individual measurements.

## GROUND FLOOR

- Open plan kitchen / dining
- Boot Room
- Study
- W.C
- Lounge

## FIRST FLOOR

- 4 x Bedrooms
- Master bedroom and second bedroom both have an en-suite
- 1 x Main Bathroom

## BARN SPECIFICATION

The specification of the barns includes, but is not limited to, the following:

Air source heat pumps, Underfloor heating, Double garages with electric doors, Beautifully designed kitchens with Neff appliances, boiler taps and wine cooler, Lutron lighting in kitchen, diner, living area, Sonos integrated ceiling speakers to kitchen, diner, living area, Fiber broadband direct to each property, 10 years structural warranty, Electric charging points for cars, Electric gates.

## ABOUT THE DEVELOPER - RHB

RHB Construction is a local, family run construction company based in Nantwich and are renown as one of the areas leading construction and property development companies who specialise in bespoke homes, barn conversions and large-scale renovation projects.

## TENURE

TBC

## SERVICES

TBC

## VIEWING

Please contact the offices of Baker Wynne and Wilson on Tel 01270 625214

Further information and details please contact Mark Johnson FRICS who will be able to arrange a personal tour of the scheme with the developer.



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**PLOT 1 ROOKERY VIEW, STOKE HALL LANE, STOKE, NANTWICH, CHESHIRE, CW5 6AS**

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

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

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