



Plot 5, Rookery View Stoke Hall Lane, Stoke, Nantwich, CW5 6AS

£795,000

**BAKER
WYNNE &
WILSON**

OPEN DAY

Saturday 12th October 2024 10am -2pm
appointments available

Sold and Occupied Plots 1 and 4. Plots 3 and 6
under offer. Plots 2, 5 and 7 available.

Visit our open day by prior appointment

A chance to meet the developers and view the
remaining luxury homes
An opportunity to see the Lutron and Sonos
systems in action.
Special preview of the yet to be released two
contemporary styled homes

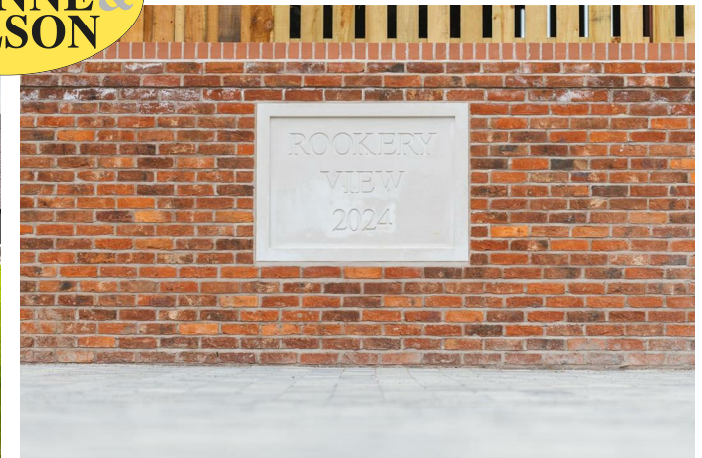
We have something to suit everyone and hope to
provide you with the perfect opportunity to truly
make your new home feel like a dream come
true.
Sound like your type of people – lets talk at the
open day!

KEY FEATURES

- Estimated Gross External Area 2,400 sqft.
- 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
- 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



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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.

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 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.

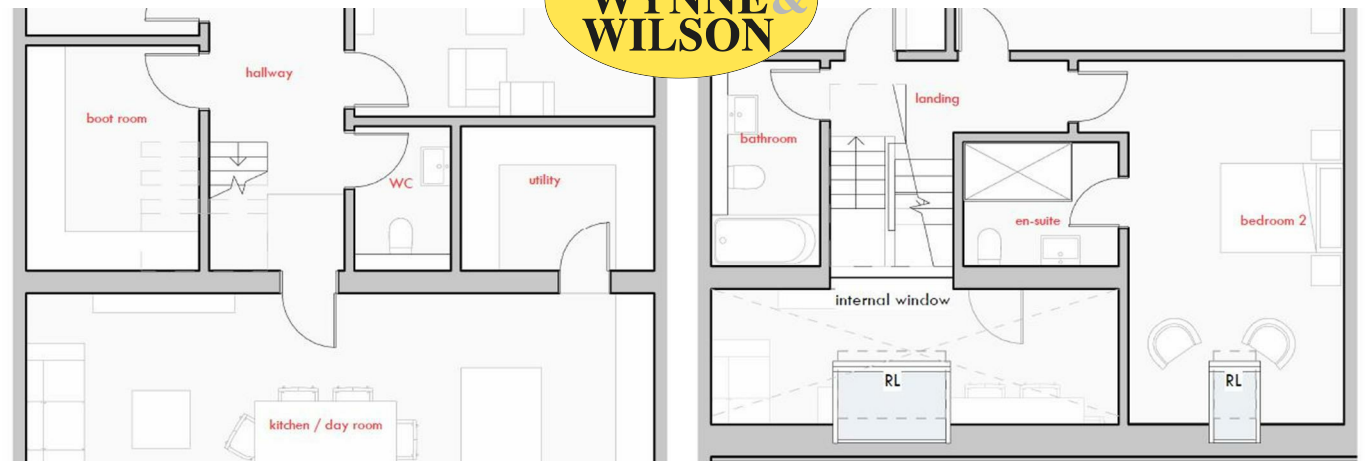
Fittings and finishes throughout will be of very high quality.

DIRECTIONS TO CW5 6AS

what3words /// gearbox.trappings.juggler

ACCOMMODATION

With approximate measurements comprises:



GROUND FLOOR:

HALLWAY

20'0" x 11'7"

SITTING ROOM

13'7" x 12'7"

OFFICE

9'4" x 8'6"

BOOT ROOM

11'3" x 5'8"

UTILITY ROOM

8'4" x 7'2"

KITCHEN/DAY ROOM

31'11" x 13'5"

FIRST FLOOR:

BEDROOM NO. TWO

20'9" x 10'5"

BEDROOM NO. THREE

15'11" x 12'2"

BEDROOM NO. FOUR

15'5" x 8'11"

BATHROOM

11'3" x 5'8"

LANDING

SECOND FLOOR:

MASTER BEDROOM

18'6" x 14'11"

DRESSING ROOM

9'10" x 6'8"

ENSUITE

11'3" x 5'10"

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.

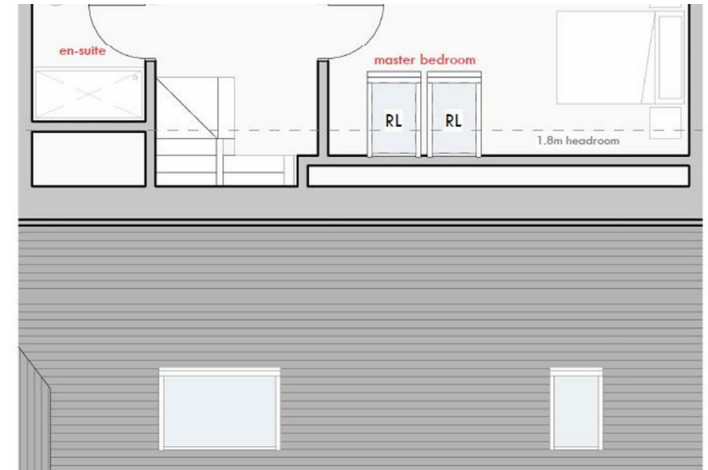
ABOUT THE DEVELOPER - RHB

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

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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www.bakerwynneandwilson.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

