



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

£835,000

**BAKER
WYNNE &
WILSON**

KEY FEATURES

- Estimated Gross External Area 2,505 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





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.

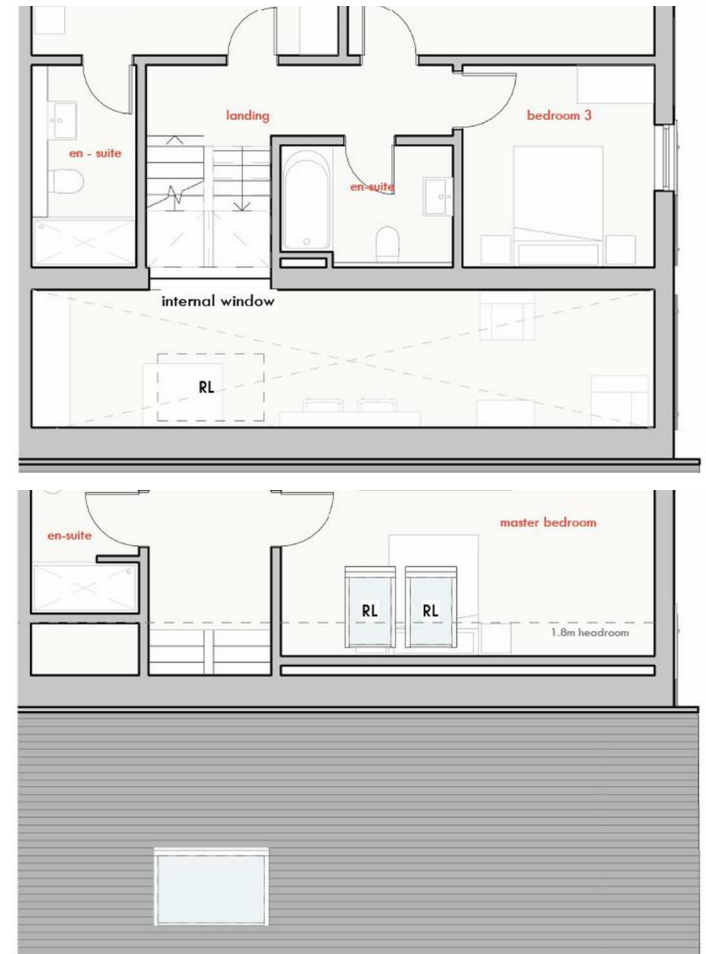
DIRECTIONS TO CW5 6AS

what3words ///

gearbox.trappings.juggler

ACCOMMODATION

With approximate measurements comprises:



GROUND FLOOR:

HALLWAY

20'0" x 12'5"

SITTING ROOM

13'9" x 20'4"

W/C

6'10" x 4'7"

BOOT ROOM

4'11" x 4'3"

UTILITY ROOM/PANTRY

8'6" x 5'6"

KITCHEN/DAY ROOM

31'9" x 13'6"

FIRST FLOOR:

BEDROOM NO. TWO

16'0" x 8'10"

BEDROOM NO. THREE

11'1" x 11'11"

ENSUITE

7'4" x 6'4"

BEDROOM NO. FOUR

15'5" x 8'10"

ENSUITE

11'1" x 5'6"

LANDING

SECOND FLOOR:

MASTER BEDROOM

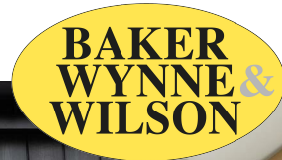
18'10" x 14'5"

DRESSING ROOM

9'10" x 6'8"

ENSUITE

11'3" x 5'6"



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.

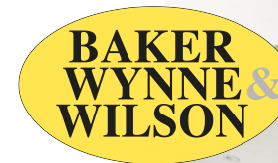
ABOUT THE DEVELOPER - RHB

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.


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.





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

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Interested? Let's Talk 01270 625214
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