



Plot 7, Rookery View Stoke Hall Lane, Stoke, Nantwich, CW5 6AS

Guide Price £950,000

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WILSON**

## 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.



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## KEY FEATURES

- Estimated Gross External Area 3,241 sqft.
- Estimated Garden Plot 0.3644 Acres.
- 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

## 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.



## DIRECTIONS TO CW5 6AS

what3words /// gearbox.trappings.juggler

## ACCOMMODATION

With approximate measurements comprises:

### GROUND FLOOR:

#### ENTRANCE HALL

15'5" x 11'1"

#### INNER HALL

7'6" x 3'11"

#### LOUNGE

21'5" x 12'7"

#### LAUNDRY

11'9" x 11'3"

#### DINING/LIVING ROOM

23'9" x 12'9"

#### KITCHEN

21'11" x 15'5"

#### UTILITY ROOM

11'3" x 8'0"

#### BOOT ROOM

8'8" x 8'0"

### FIRST FLOOR:

#### LANDING

315 x 26

#### BEDROOM NO. ONE

19'0" x 12'5"

#### WALK IN WARDROBE

10'0" x 8'4"

#### ENSUITE

12'3" x 5'10"

#### BEDROOM NO. TWO

13'11" x 11'1"

#### ENSUITE

7'10" x 6'6"

#### BEDROOM NO. THREE

14'5" x 12'1"

#### ENSUITE

7'1" x 5'10"

#### BEDROOM NO. FOUR

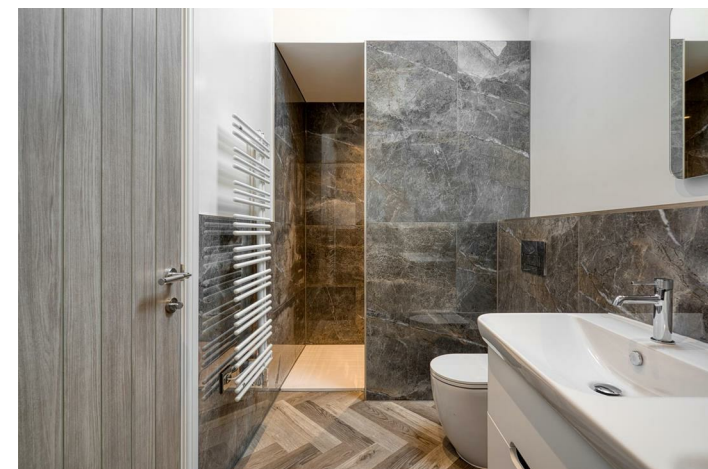
15'5" x 9'10"

#### ENSUITE

9'10" x 5'10"

### VIEWING

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





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Site Layout (Plot 7)

Planning  
Application  
reference  
APP/R0660/W/  
23/3322139

**nc architecture**

**PROJECT**  
Stoke Hall Farm

**SITE ADDRESS**  
Stoke Hall Farm,  
Hastings

**POSTCODE**  
CW5 6AS

**DEVELOPER**  
Plot 7 - Red Line Boundary

**PROJECT NO.** 6221 **DWG NO.** P-128 **REV NO.** - **SCALE** 1:500

**DRAWN BY** AL **CHECKED BY** FIC

### INFORMATION

| REV. | DESCRIPTION               | DATE | BY          |
|------|---------------------------|------|-------------|
| 1    | Update following comments | AL   | NC 01.03.24 |

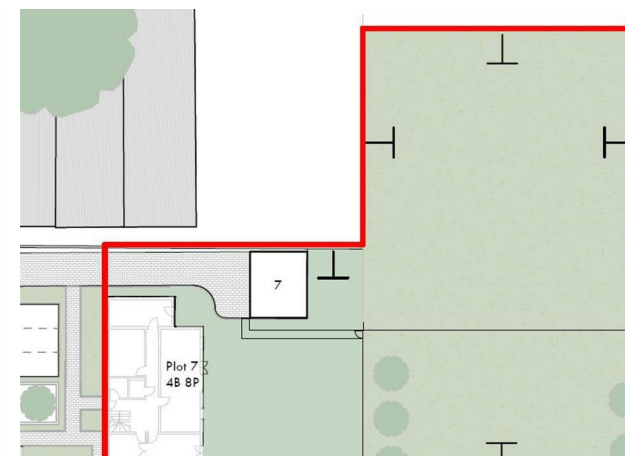
#### Key

Individual plot boundaries  
400m<sup>2</sup>

T marking individual plots.  
Responsibility of boundary  
maintenance.

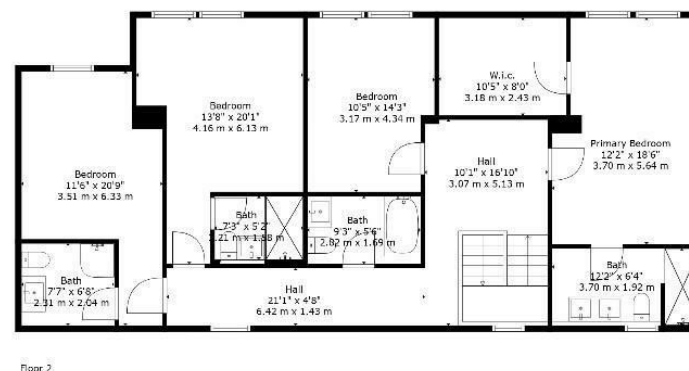
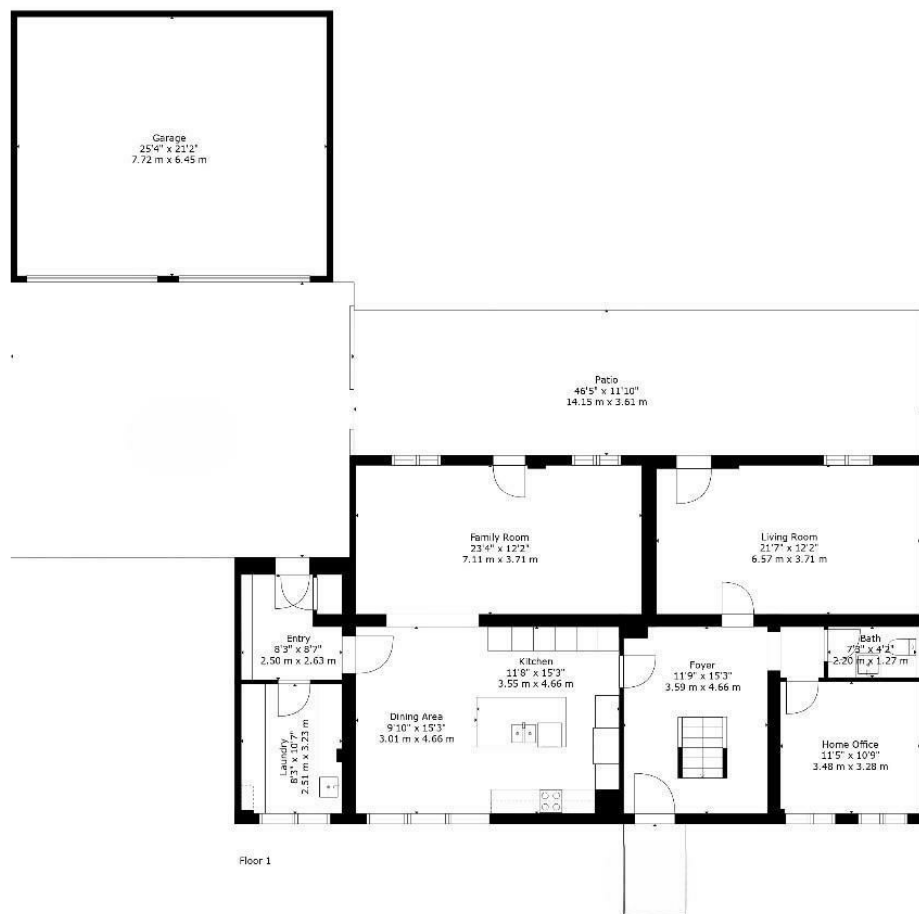
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The Mill, St. Ann's Parade,  
Widnes, Cheshire SK9 1HG  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | 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 |           |

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