



Plot 9, Rookery View Stoke Hall Lane, Stoke, Nantwich, CW5 6AS
Guide Price £760,000



In association with



A modern take on rural living: two exceptional contemporary attached rural homes plots 8 & 9, the result of outstanding originality and innovative construction.

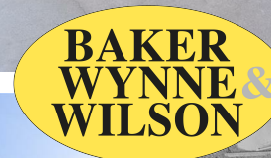
Approached via a quiet country lane, a long, private driveway leads to the central traditional courtyard, around which seven homes orientate with the recently released plots 8 and 9 distinguishable by their modern design.

Rookery view is an ensemble of nine beautifully restored farm buildings nestled in a peaceful pocket of countryside between Nantwich and Tarporley which feels wonderfully secluded.

The impeccable execution of the renovation demonstrates an intimate understanding of the building, while modern material touches bring a contemporary aesthetic with modern detailing and playful use of design elements introduced across the light spacious interiors.

The surrounding area is known for its open fields and rolling countryside, with extensive walking and cycling routes easily accessible from the development.

Gross internal area 2505ft² excluding garage (333ft²).
Total area 2838ft² (263.7 m²).



GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Set in a quiet and peaceful hamlet in the South Cheshire countryside, close to Barbridge and the canal Rookery View development will comprise Nine 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.

Note: Adjoining optional land is available by separate negotiation if required.

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, Fibre broadband direct to each property, 10 years structural warranty, Electric charging points for cars, Electric gates.



ABOUT THE DEVELOPER

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

ENTRANCE HALL

22'5" x 6'8"

LIVING ROOM

15'3" x 13'10"

STUDY

9'10" x 6'11"

CLOAKROOM

6'1" x 4'11"

UTILITY ROOM

9'11" x 6'7"

STORAGE/BOILER ROOM

6'7" x 3'7"

BOOT/STORE ROOM

6'11" x 6'8"

KITCHEN/BREAKFAST/DINING/FAMILY ROOM

28'6" x 21'7"

FIRST FLOOR

MASTER BEDROOM

19'7" x 14'0"

DRESSING ROOM/WALK IN WARDROBE

10'6" x 8'9"

ENSUITE BATHROOM

11'5" x 10'6"

BEDROOM NO. 2

19'8" x 13'10"

BEDROOM NO. 3

14'3" x 13'11"

SHOWER ROOM

9'2" x 6'7"

DOUBLE GARAGE (333 ft2)

19'3" x 17'4"

SERVICES

Mains water and electricity. Private drainage. Air source heating system.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

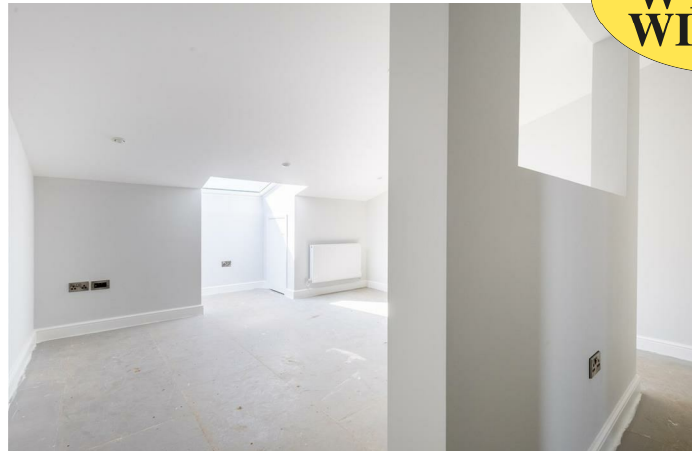
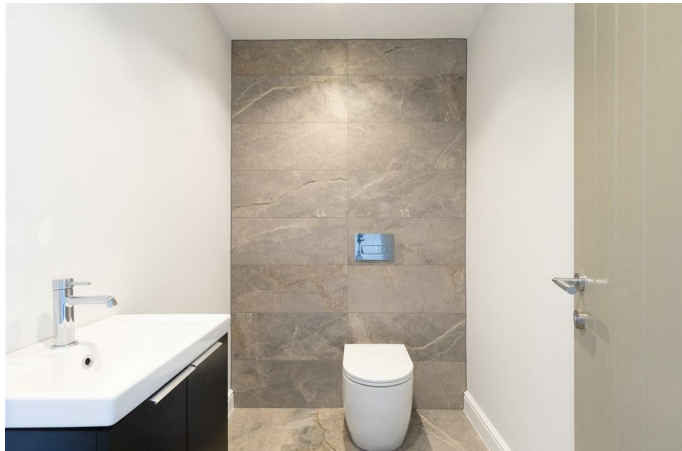
To be assessed.

VIEWINGS

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

Optional land (see previous note: to be discussed with the developer during viewing)





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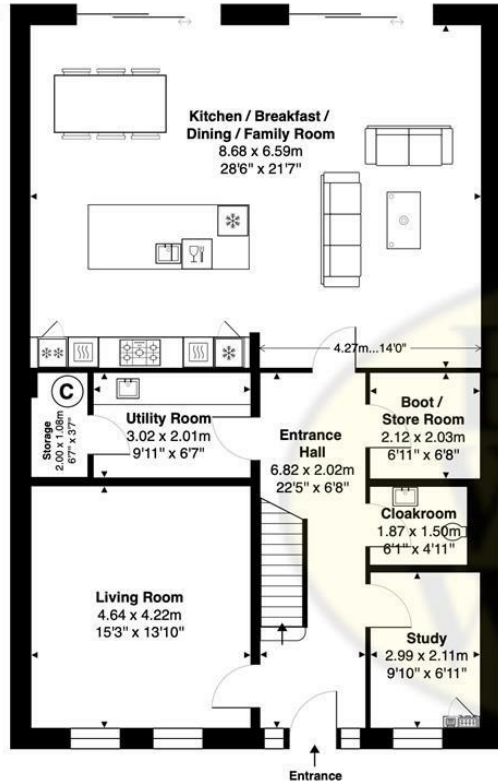


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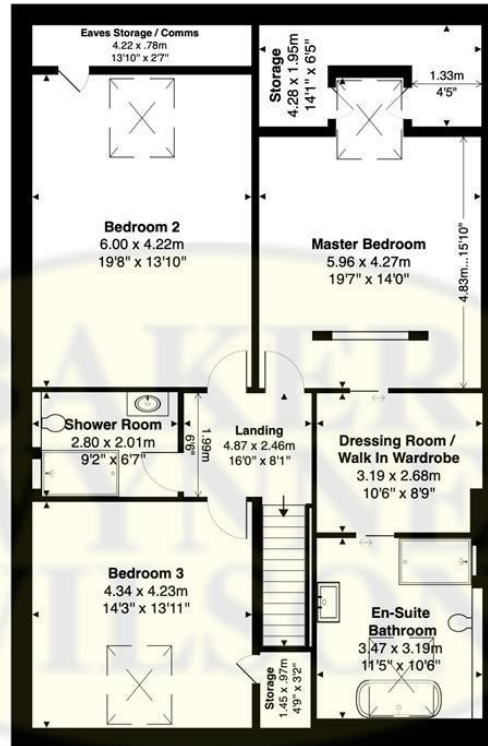


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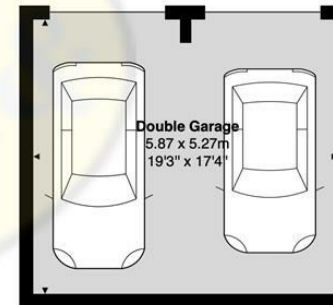




Ground Floor
Floor Area: 116.6 m² ... 1255 ft²



First Floor
Floor Area: 116.1 m² ... 1250 ft²



Double Garage
Floor Area: 30.9 m² ... 333 ft²

PLOT 9 ROOKERY VIEW, STOKE HALL LANE, STOKE, NANTWICH, CHESHIRE, CW5 6AS

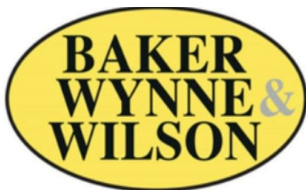
Approximate Gross Internal Area: 263.7 m² ... 2838 ft² Includes Double Garage

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.
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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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