



**GASCOIGNE
HALMAN**

7 OFFLEY ROAD, SANDBACH

THE AREAS LEADING ESTATE AGENT



7 OFFLEY ROAD, SANDBACH

Offers in Region of £900,000

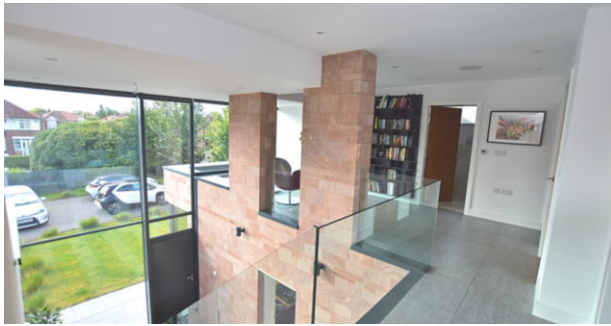
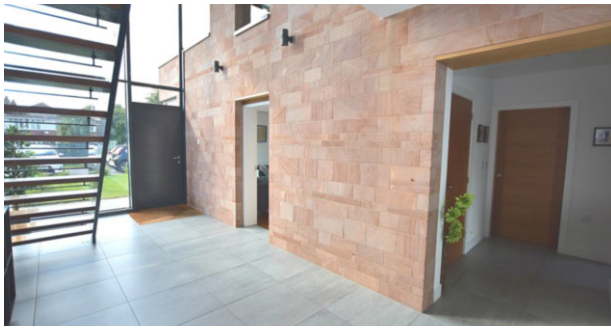
A most stunning individually designed bespoke family home set in a large plot, high specification throughout.

This is certainly a breath taking family home, carefully created, designed and constructed by the current owners with attention to detail throughout.

The benefit of a home starting from scratch - the small details can be incorporated, such as remote control electric privacy blinds throughout the ground and first floor, an air source heat pump system for heating and hot water, under floor heating, rainwater recycling plant, concrete flooring to the first floor, Sarnafil roof which could be adapted to a roof terrace to name but a few.

Set in a very generous plot, the large glass windows to the front flood the house with plenty of natural light, the effects of the landscaping to the front continues into the hallway with it open staircase to the first floor. The main reception room overlooks the front garden with a ceiling mounted projector and large screen. A second room has been designed as a ground floor guest bedroom, located next to the ground floor shower room, while the heart of this home has to be the open plan living dining kitchen which overlooks the rear garden. A large utility room is located just off the kitchen area.

To the first floor, the open landing has an office area, ideal for the work from home buyer, while the final three bedrooms all overlook the rear garden, all three have built in wardrobes, while the master bedroom also has an en-suite shower room. The main family bathroom is fitted with a four piece suite.



The grounds of this property are equally as impressive, landscaped to the front providing off road parking behind electric gates, access down the side leads to the rear garden with its porcelain tiled patio while the remainder is mainly laid to lawn with a wall to towards the bottom end, where there is a further garden currently used as a vegetable plot, ideally hidden from the view of the house.

At the very bottom end of the garden there is power and water should a buyer wish to install a garden room.

This impressive property really does bring the wow factor.

DIRECTIONS

CW11 1GY - Offley Road, Sandbach

LOCATION

Located just a short walk to the centre of Sandbach town centre and close to Offley Primary Academy. Sandbach is a pleasant, historic market town located in South East Cheshire. It has very efficient communications within close proximity of Junction 17 on the M6 motorway. It has its own railway station on the Crewe to Manchester mainline, providing rapid access to Manchester International airport. Crewe mainline station is only ten minutes away, making London under two hours away. Excellent educational facilities are catered for in both the state and private sector with Sandbach High School and Sixth Form College having a very good reputation. Sandbach town offers a good range of day to day shopping facilities. Leisure centres cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

Freehold

Under the Estate Agents Act of 1979 notice is given that the property is owned a relative of an employee of Gascoigne Halman.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

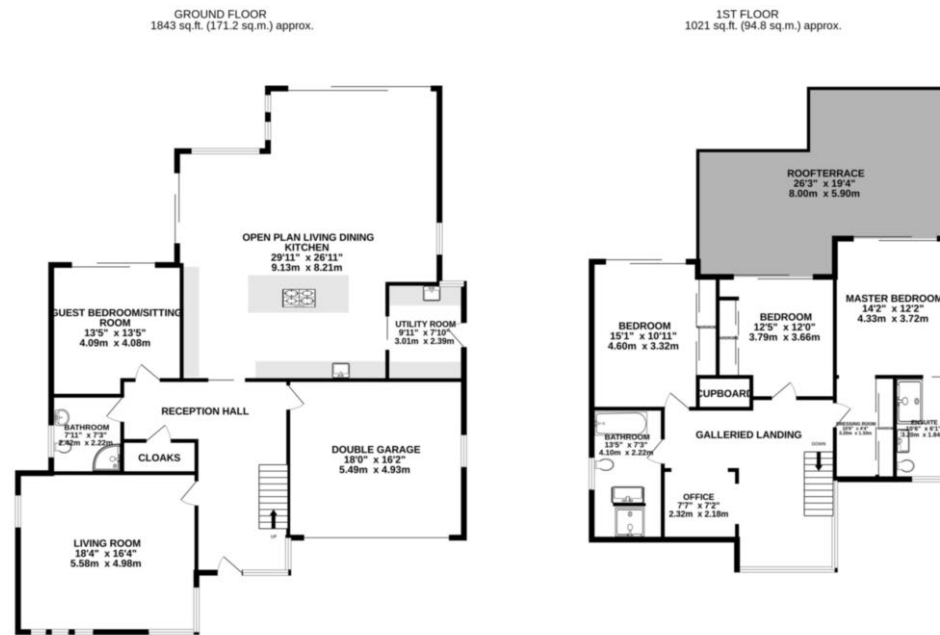
Cheshire East, council tax band G

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating: D



TOTAL FLOOR AREA: 2864 sq.ft. (266.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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