



**GASCOIGNE
HALMAN**

ROSE CROFT, MARTINS MOSS, SMALLWOOD

THE AREAS LEADING ESTATE AGENT



ROSE CROFT, MARTINS MOSS, SMALLWOOD

£525,000

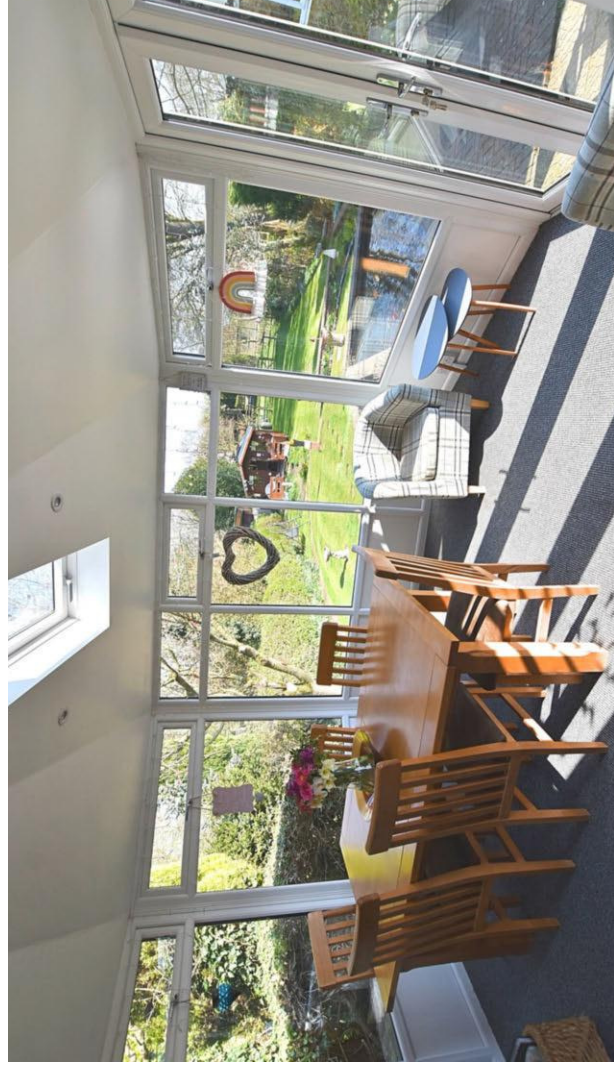
Set in a plot of just under 0.4 acre, a beautiful pretty home which boasts three double bedrooms along with a lounge and garden room overlooking the delightful rear garden. A stunning setting on this beautiful country lane complete with a small paddock to the rear.

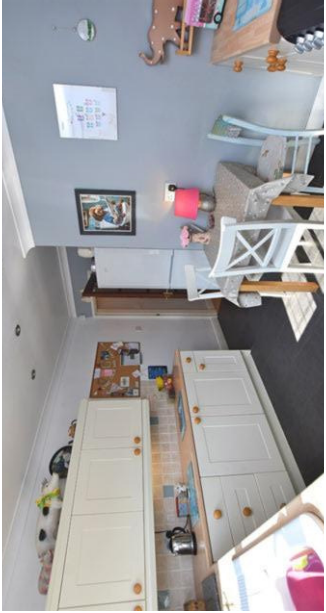
This attractive detached residence is positioned in an enviable setting on a country lane in Smallwood, in a plot size of just under 0.4 acre.

With ample off road parking the internal accommodation, which is double glazed throughout, comprises three double bedrooms and a large family bathroom which includes a walk in shower enclosure.

The living room with its log burning stove, opens onto the garden room which has private views over the garden. The kitchen and utility room have matching units along with space for appliances and access to the rear patio area.

The main envy of this property is not only the rural setting but also the delightful manicured gardens and plot size. To the front of the property there is a lawned garden with planted borders along with a driveway leading to the detached garage, which has an inspection chamber below for the car enthusiast. Gated access leads to the paved patio area. A large ornamental pond is a beautiful feature of this cottage garden. A lawned garden leads to a timber summer house/man cave/lady shed. The gardens are surrounded by mature shrubs and trees leading to wooden fencing separating the paddock. Although only a small paddock with a timber storage shed, this is an ideal place to store a pony, a small holding or a vegetable patch. This area can easily be incorporated into the main garden if preferred. Further past the paddock there is additional parking if required which is accessed through double gates from Little Back Lane.





LOCATION

Smallwood is a beautiful rural Cheshire hamlet surrounded by open countryside, however, by no means isolated and within easy commuting distance of the North West motorway network, in particular the M6 at Junction 17 Sandbach. Nearby rail station at Holmes Chapel provides a regular commuter service from Manchester to Crewe and Manchester International Airport is also close by. Holmes Chapel, Knutsford, Congleton and Sandbach provide a good range of day to day shopping facilities, with the larger towns of Macclesfield, Northwich and Wilmslow providing a more extensive range of larger retail outlets. Excellent educational facilities are catered for in both the state and private sectors. There are many leisure facilities on hand, particularly local golf courses and for the equestrian, Somerford Park Farm at Breton Heath provides an indoor and outdoor riding school, cross country courses and farm rides.

DIRECTIONS

CW11 2UW - Martins Moss, Smallwood

LOCAL AUTHORITY

Cheshire East Council Tax Band E

ENERGY EFFICIENCY RATING

EPC Rating E

SERVICES (NOT TESTED)

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

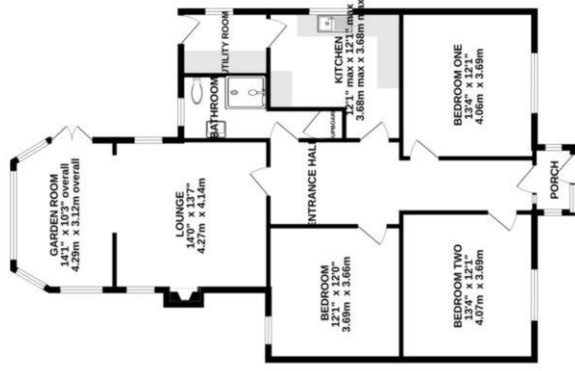
TENURE

Freehold

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1187 sq. ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq. ft. (110.2 sq.m.) approx.
Measurements are approximate. Not for use in legal proceedings.

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