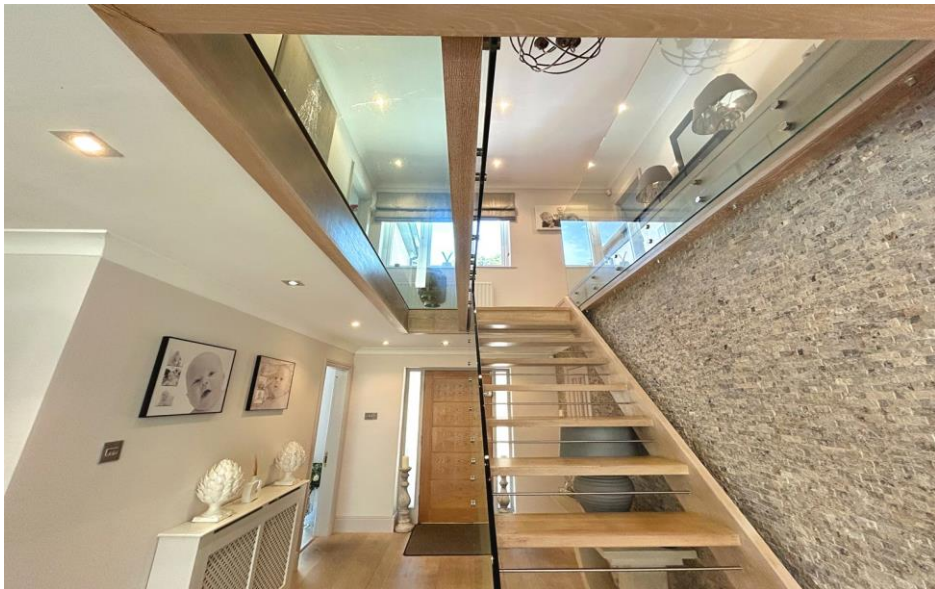




**GASCOIGNE
HALMAN**

Silver Birches, New Platt Lane, Cranage
£1,500,000

THE AREA'S LEADING ESTATE AGENCY



An impressive and imposing detached family residence in a highly regarded location, immaculately presented throughout.

Property details

- A stunning home in a most sought after location
- A substantial home over 3200 sq ft of living accommodation
- Log cabin providing an ideal home office along with covered outdoor kitchen
- Four reception areas offering a variety of uses
- Two kitchen areas, providing space for a combined family
- Impressive guest bedroom suite with en-suite and walk in wardrobe
- Four large double bedrooms and two bathrooms, one being en-suite to the master
- Set behind electric gates with ample off road parking
- A secure and private plot with a deep front garden and delightful mature sunny rear garden
- Planning approval, with conditions, for a two storey side extension and first floor extension over the garage, reference number 19/3321C



About this property

Having been remodelled and enhanced by the current owners to show case a stunning family home.

This particular property has been used by the current owners to home their extended family, therefore currently having two kitchen areas, one could very easily be removed if required.

The extensive accommodation which spans over 3200 sq ft, is approached via the large reception hallway with its impressive staircase to the first floor with glass balustrade and viewing floor to the first floor.

A fabulous open plan living dining kitchen has been created, with bi-folding doors opening to the garden and a feature media wall with built in fire. Off the reception hall is a large dining hall which also has bi-folding doors onto the garden. A further door off the hallway leads to the second kitchen area with a breakfast room which in turn leads to a fabulous garden room overlooking the garden. Double doors from the breakfast room open to the family room which has views over the front garden. Off the garden room, access leads to the exterior, a downstairs wc and a staircase to the guest bedroom suite.

The guest bedroom suite is ideal for visiting family, or a teenager to have their own entrance, bedroom and bathroom. With an en-suite shower room and walk in wardrobe, this would also make an ideal master bedroom suite.

The remaining four double bedrooms and two bathrooms are accessed off the main hallway where there is also a refitted downstairs wc.

Externally, this stunning home is set behind electric gates providing a very secure and private plot, with a large front garden, access to the rear reveals a superb sunny private rear garden where there is also a log cabin, perfect for evening entertaining or a work from home buyer. Part of the log cabin provides a covered kitchen area for alfresco dining throughout the year.

This beautiful home is not only immaculate inside, it also provides a most stunning plot ideal for a growing family

















DIRECTIONS

CW4 8HS

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

C

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

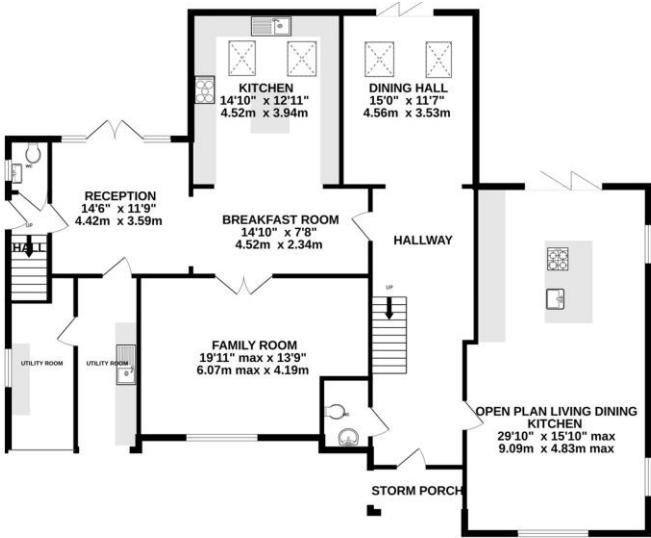
N/A

HAS PROPERTY BEEN FLOODED IN 5 YEARS

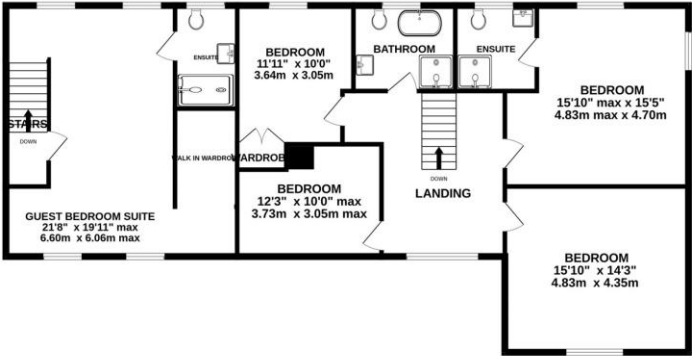
No

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GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.



1ST FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA : 3211 sq.ft. (298.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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