



9 VILLA FARM, NEWCASTLE ROAD, ARCLID,
SANDBACH, CW11 2UQ

OFFERS OVER £475,000



STEPHENSON BROWNE

Found on the exclusive development of Villa Farm on Newcastle Road in Arclid, Sandbach, this charming house is a great mix of modern living and traditional elegance. With four spacious bedrooms, this property is ideal for families seeking comfort and style. The well-appointed layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the downstairs study, which can easily be transformed into a fifth bedroom, catering to your family's needs. The beautifully updated shaker kitchen with wooden worktops is a true delight, showcasing contemporary design while maintaining a warm and welcoming atmosphere. Tastefully decorated throughout, the property exudes a sense of sophistication and homeliness.

In addition to its aesthetic appeal, this residence boasts great transport links, ensuring easy access to nearby amenities and the wider region. Whether you are commuting for work or exploring the local area, convenience is at your doorstep.

With its thoughtful design and prime location, this home presents an exceptional opportunity for those looking to settle in a vibrant community.



Entrance Hallway
15'0" x 5'9"

Lounge
17'5" x 11'3"

Study/Bedroom Five
11'0" x 8'

Kitchen/Dining Room
26'0" x 12'10" narrowing to 10'0"

Conservatory
18'4" x 15'1" to the maximum

W.C
4'11" x 4'11"

FIRST FLOOR

Landing
11'9" x 3'0"

Bedroom One
13'11" x 12'10"

En-Suite
11'9" x 5'10"

Bedroom Two
12'4" x 9'10"

Bedroom Three
9'0" x 7'18"

Bedroom Four
9' x 8'

Family Bathroom
8'2" x 5'9"

OUTSIDE

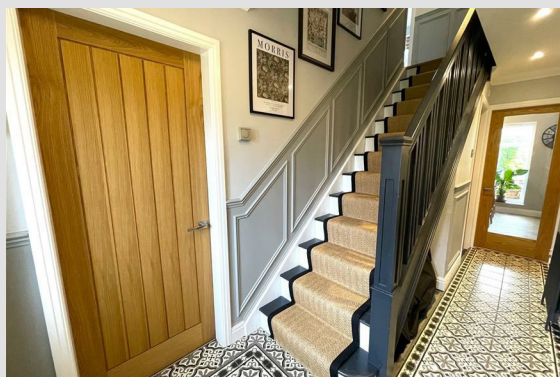
Front

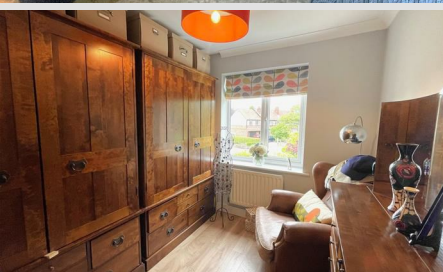
Rear

Double Garage

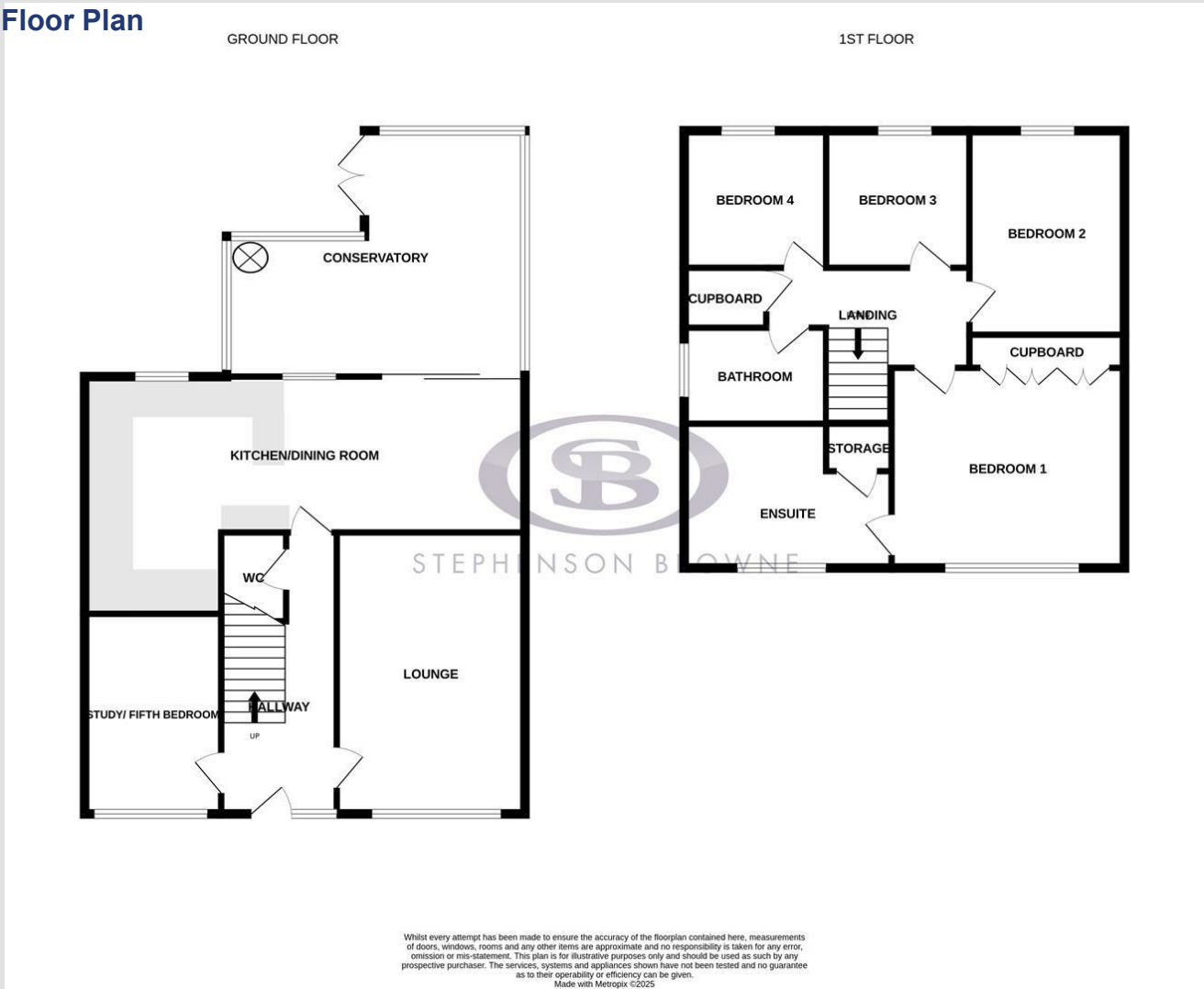




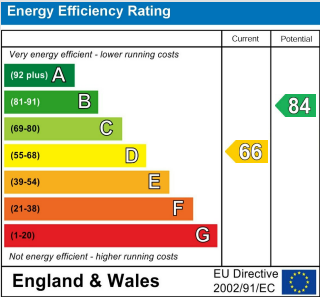




Floor Plan



Area Map



Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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