



STEPHENSON BROWNE

## Wrights Lane, Sandbach

CW11 2JX



Asking Price £350,000



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## Description

The Farndon - Plot 2 **\*\*PLOT OF THE MONTH\*\***

For a limited time, purchasers of Plot 2 can benefit from either a flooring package and stamp duty paid, or the cash equivalent as a deposit boost, subject to terms and conditions. Saving you up to £17,500 on this plot.

The Meadows is an exclusive new development of just thirteen beautifully crafted detached and semi-detached homes, offering a choice of two to four bedrooms in an outstanding location. Created by Edgefold Homes, renowned for their insight, experience, and attention to detail, each property has been thoughtfully designed to combine quality, style, and practicality. Drawing on shared building expertise, every home features intuitive design solutions that enhance everyday living, ensuring a superior standard of comfort, functionality, and finish throughout.



# Room Descriptions

## The Farndon

Modern Comfort, Designed for Flexible Living - The Farndon is a thoughtfully designed three-bedroom home that combines contemporary style with the flexibility families need. On the ground floor, the spacious kitchen and dining area forms the bright heart of the home with its clever use of bi-fold doors, creating a space which is perfect for cooking, dining, and family gatherings. A generous lounge provides a welcoming, light-filled space to relax, while a convenient ground-floor WC and handy storage room add everyday practicality. Plots 1, 6 and 13 enjoy the added advantage of a feature bay window in the lounge, creating an even brighter and more inviting living space.

Upstairs, the layout is designed to adapt to a variety of lifestyles. The master bedroom offers ample space for rest and storage, while the second bedroom, also a double, provides a comfortable area for children or guests. The third bedroom and an additional study room offer further options for growing families or remote working. A contemporary family bathroom and additional storage complete the upper floor, ensuring a calm, organised, and efficiently lit environment throughout.

Modern Living with Future Proof Design - The Farndon is one of our M4(2) compliant homes, built to the highest of standards with accessibility and flexibility in mind, offering a living space that's both stylish and fully adaptable. Designed for ease of movement and future customization, these homes are ideal for those seeking a home that can grow with their needs. From wider doorways to accessible living areas, the M4() standard ensures comfort, convenience, and peace of mind for today and tomorrow. Ask our Sales Adviser for more information.

## Lounge

9'10" x 15'1"

## Kitchen / Dining

19'0" x 11'5"

## Store

4'11" x 2'11"

## WC / Cloakroom

4'11" x 5'10"

## Bedroom One

8'10" x 14'1"

## Bedroom Two

8'6" x 12'9"

## Bedroom Three

9'10" x 8'10"

## Study

6'2" x 7'2"



Bathroom  
6'6" x 7'2"

Landing  
6'10" x 10'2"

Store  
2'7" x 3'3"

Tenure  
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure  
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?  
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

Plot of the Month  
Be in by May - This is a great opportunity to secure a beautiful new build home while taking advantage of additional savings.

If you would like further details, to arrange a viewing, or to discuss the incentive in more detail, please don't hesitate to get in touch.

Plots are selling fast on this bespoke development and we expect this offer to attract a lot of interest, so please contact us soon if you would like to be considered.

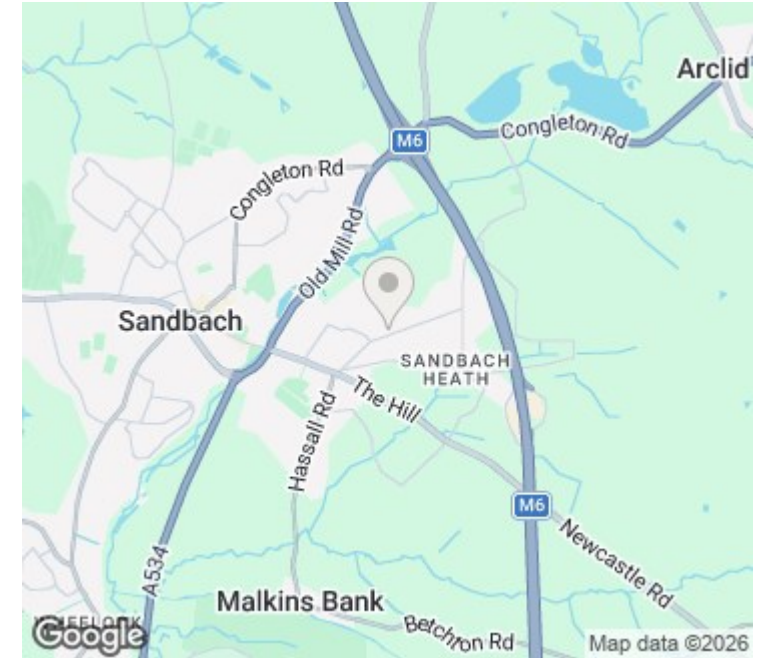
\*Offer price of £332,500 is subject to the application of the £17,500 cash incentive in lieu of the flooring and stamp duty package. Terms and conditions apply



# Floorplans



# Area Map



# EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)