



STEPHENSON BROWNE

Sparrow Grove Barns, Dragons Lane, Moston, CW11 3QH



**Offers In The Region Of
£500,000**



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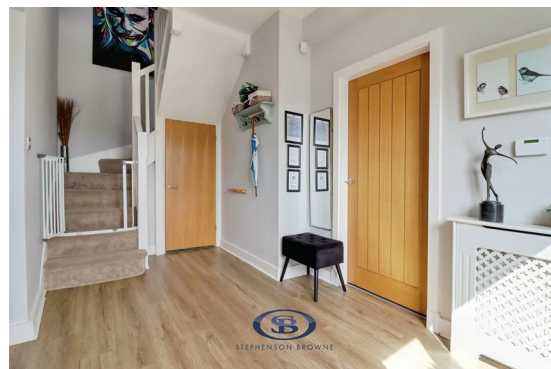
DESCRIPTION

A stunning three-bedroom barn conversion set within an exclusive development of just four homes, enjoying a picturesque rural position on the outskirts of Sandbach. Surrounded by open countryside, the property boasts beautiful views across rolling fields and a tranquil fishing lake, offering a peaceful and highly sought-after setting.

Accessed via a long private driveway, this charming home combines character with modern living. The well-proportioned accommodation is presented in excellent decorative order and finished to a high specification throughout, featuring oak pre-finished internal doors, vaulted ceilings and exposed beams that enhance its unique appeal.

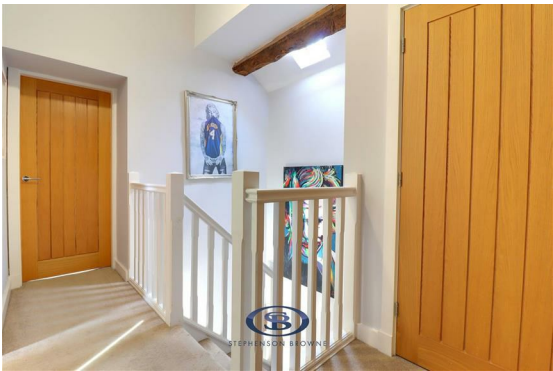
The ground floor briefly comprises an inviting entrance lobby with cloakroom, a spacious and comfortable living room, and an impressive open-plan kitchen diner ideal for both everyday living and entertaining. To the first floor are three bedrooms, including a principal bedroom with en suite shower room, alongside a stylish family bathroom.

Externally, the property benefits from allocated parking for up to four vehicles, a detached garage within a separate block, and a generous rear garden mainly laid to lawn with a



stone patio—perfect for enjoying the stunning outlook.

Located in the charming parish of Moston, the property is just a short distance from the thriving market town of Sandbach, offering an excellent range of amenities, independent shops, eateries and regular markets. The area is well served by highly regarded schools and superb transport links, including easy access to the M6, Sandbach and Crewe railway stations, and Manchester Airport within a 40-minute drive—making this an ideal home for commuters seeking a rural lifestyle without compromise.



ROOM DESCRIPTIONS

Lobby

16'4" x 7'7"

Understairs storage cupboard.

Cloakroom

6'3" x 3'8"

Living Room

15'3" x 12'9"

Kitchen Diner

16'4" x 15'10"

A range of wall and base units with contrasting work surface over. Inset oven and grill, five ring gas hob, integrated dishwasher and fridge freezer, breakfast bar. Space for a large dining table.

Landing

10'9" x 9'1"

With exposed beams and a storage cupboard.

Bedroom One

15'1" x 12'9"

En-suite

6'3" x 5'1"

Bedroom Two

13'3" x 9'3"

Bedroom Three

11'1" x 6'5"

Family Bathroom

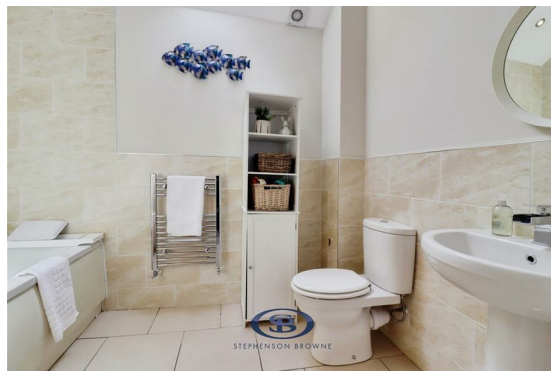
7'7" x 5'6"

Garage

20'2" x 11'5"

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.







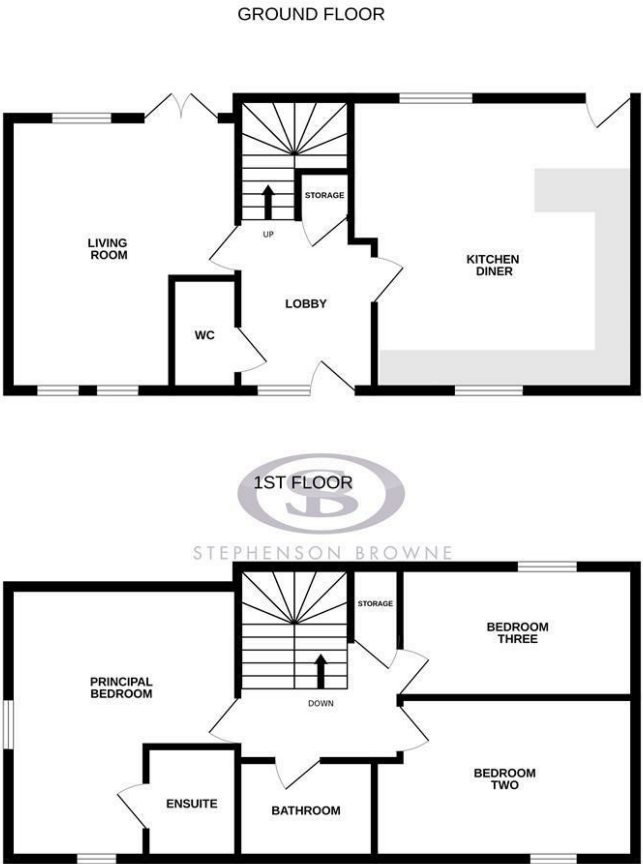


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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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