

LATHAM ESTATES

SALES & LETTINGS

Brookfield Drive
Holmes Chapel

Guide Price £695,000



Superb Location Close To Village Amenities

Beautifully Renovated And Extended Family Home

Stunning Open Plan Kitchen Family Living Space

Four Generous Bedrooms With Ensuite To Master

Two Generous Separate Reception Rooms

Private South Facing Rear Garden



16 The Square Holmes Chapel, CW4 7AB
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

Seldom do properties come to market on this much sought-after road, ideally positioned within easy reach of the village centre, local schools, train station, and a wide range of amenities. Beautifully renovated and extended by the current owners, this superb home offers stylish, ready to move into accommodation, set within an enviable plot with a stunning south-facing rear garden. The ground floor accommodation is particularly impressive, designed perfectly for modern family living. A welcoming entrance hallway provides access to most rooms. To the front sits a superbly proportioned lounge, easily accommodating a range of furniture and featuring a stylish cylinder style log burning stove as a focal point. To the rear, the true heart of the home is revealed a fantastic extended open plan kitchen, dining and family space. The kitchen itself is sleek and contemporary, fitted with a range of high-quality integrated appliances and even a cleverly concealed bar area. A central breakfast island creates a natural divide between the kitchen and the impressive family/dining area, where a striking ceiling lantern floods the space with natural light. This area also enjoys a smart media wall and direct access to the south facing rear garden, making it ideal for entertaining. A second sitting room, accessed from here, offers a versatile space perfect as a snug, home office, or playroom. The ground floor is completed by a generous utility room and a separate cloakroom/WC. To the first floor, the landing leads to four generous bedrooms. The master bedroom is positioned to the front aspect and benefits from a stylish en-suite shower room. The remaining three bedrooms are served by a contemporary and well-appointed family bathroom. Externally, the property continues to impress. To the front, a smart block paved driveway provides ample private off-road parking and leads to the attached garage and main entrance. The south facing rear garden is a true highlight and must be seen to be fully appreciated. Featuring an extensive patio area ideal for multiple seating and entertaining spaces, along with a generous lawn bordered by mature hedging, the garden offers both privacy and versatility. It is perfectly suited to growing families and keen gardeners alike. In all, this is a superb home that must be viewed to fully appreciate its location, space, and beautifully presented accommodation, as well as its outstanding south facing garden.

EPC Rating – C

Council tax Band - F - Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Vestibule

An attractive and stylish composite front door opens into a practical entrance area, ideal for coats and shoes before leading through to the main hallway.

Main Hallway

The main hallway provides access to the majority of the ground floor rooms and features a turning staircase rising to the first floor, with a useful understairs cupboard. The space is completed with eye catching parquet flooring.

Lounge 13' 10" x 15' 10" (4.21m x 4.82m)

The impressive lounge is positioned to the front of the property and features a picture window, allowing natural light to fill the space. This well-proportioned room comfortably accommodates a variety of furniture layouts, while a stylish corner cylindrical log burner provides an attractive focal point.

Cloakroom/WC

Located off the hallway and features a stylish matching white two-piece suite, comprising a concealed cistern low-level WC and a wall-mounted vanity unit housing a hand wash basin with chrome mixer tapware. Completed with contemporary metro style tiling and contrasting tiled flooring.

Open Plan Living 21' 4" x 22' 11" (6.50m x 6.98m)

Open Plan Kitchen Area 9' 10" x 22' 11" (2.99m x 6.98m)

Wow!! Simply stunning, this truly is the heart of the home: an exceptional open plan kitchen area featuring a comprehensive range of contrasting wall, drawer units, along with an impressive central island, enhanced with subtle brushed copper detailing to elevate the overall design. A striking run of units is set to one wall and houses twin Neff ovens, along with a Neff built-in microwave and warming drawer, along with the integrated two-thirds/one-third larder style fridge freezer. Set to one corner, contrasting white base units incorporate an inset one and a half bowl single drainer sink with brushed copper swanneck mixer tapware, complemented by eye catching mirrored splashback shelving and feature panelling. The impressive central island forms a natural divide between the kitchen and family space, providing ample seating for informal dining, also incorporating a Neff five ring induction hob. A hidden bar area with double-opening doors reveals shelving and a discreet wine cooler, adding a real touch of luxury. White sparkle granite worktops flow seamlessly throughout the kitchen and wrap around the central breakfast island, completing this beautifully designed and highly functional space.

Open Plan Family/Dinnig Area 11' 5" x 19' 6" (3.48m x 5.94m)

Seamlessly open plan to the kitchen is this superb family relaxation area/dining room, a versatile space featuring a striking ceiling lantern that floods the room with natural light. Wide patio doors open directly onto the rear garden, creating a strong indoor outdoor connection ideal for entertaining. A contemporary media wall is set to one side, incorporating an attractive log effect electric fire and useful storage. The space is finished with stunning under floor heated flooring flowing seamlessly through from the kitchen, enhancing the sense of continuity and modern living throughout.

Snug 10' 11" x 9' 3" (3.32m x 2.82m)

Located off the open plan family area is a further versatile reception room, currently used as a family room but equally suited as a playroom, home office, media, or music room. Completed with patio doors opening to the rear garden.

Utility Room 8' 9" x 6' 8" (2.66m x 2.03m)

The high standard continues into the separate utility room, fitted with matching units to complement the kitchen and incorporating an inset single drainer sink unit. The space also benefits from the continuation of the stylish flooring from the kitchen, creating a seamless flow throughout. A door provides access to the inner hallway.

First Floor Landing

Giving access to all rooms.

Master Bedroom 9' 3" Minimum x 15' 10" (2.82m x 4.82m)

The master bedroom is positioned to the front aspect and benefits from access to a stylish en-suite shower room.

Master En-Suite

Enjoying a stylish three piece suite. Comprising: Double width step-in shower enclosure with two shower heads, one a fixed rainfall drencher style and a separate handheld shower attachment. A concealed-cistern WC is neatly integrated within a vanity unit, while a further matching vanity unit provides storage and houses an inset hand wash basin with chrome mixer tapware. Enhanced with contemporary tiled walls and contrasting tiled flooring, creating a sleek and modern finish throughout.

Bedroom Two 9' 4" x 10' 6" (2.84m x 3.20m)

The second double bedroom is positioned to the front aspect.

Bedroom Three 8' 11" x 10' 10" (2.72m x 3.30m)

The third good sized bedroom is located to the rear aspect.



Bedroom Four 8' 10" x 10' 10" (2.69m x 3.30m)

Located to the rear aspect is the fourth bedroom, which benefits from a triple built-in wardrobe providing excellent storage space.

Family Bathroom

A stylish white three-piece suite, comprising a panelled bath with wall mounted Chrome tap controls. A sleek vanity unit runs along one wall and incorporates a concealed cistern WC and inset hand wash basin with chrome mixer tapware. The space is finished with complimented with contemporary tiled walls and tiled flooring, creating a smart and cohesive look throughout.

Externally

A true highlight of the property is the impressive plot. To the front, an extensive block-paved driveway provides ample private off-road parking and leads to the single garage and main entrance, all bordered by established flower beds. To the rear, the south facing garden is a true lifestyle feature, beautifully private and designed for both relaxation and entertaining. Two smart paved patio areas provide the perfect setting for outdoor dining, summer gatherings, or simply unwinding in the sun throughout the day. The generous lawn offers plenty of space for children to play, while the established hedged borders create a peaceful, secluded feel. Whether hosting friends, enjoying family time, or gardening, this is a superb outdoor space to suit all lifestyles.

Garage 19' 10" x 9' 10" (6.04m x 2.99m)

With an electric up and over main entrance door, the garage can also be accessed internally via the utility room into the inner hallway. It is fitted with both light and power, providing a practical and functional space.



Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

Tenure

We have been informed the property is Freehold
Correct at the time of listing
We recommend you check these details with your
Solicitor/Conveyancer



Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along taking the second turning on the right-hand side onto Brookfield Drive. Where the property can be found on the left-hand side. Post Code : CW4 7DT Viewing Strictly by Appointment.



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.