

STEPHENSON BROWNE

# School Lane, Warmingham, Sandbach

CW11 3QN

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**Offers Over £625,000**

# DESCRIPTION

Millers Cottage on School Lane in Warmingham is an exceptionally well-presented and renovated detached home, extended and thoughtfully reconfigured to create a bright, spacious and versatile living environment. Offering four generous double bedrooms, the property combines modern living with a desirable village location and is offered for sale with NO ONWARD CHAIN.

The accommodation has been finished to a high standard throughout, with a stunning entrance hallway featuring a glass balustrade, a spacious lounge and a large, light and airy kitchen/diner/living area, complete with a range of modern integrated appliances. The property further benefits from a utility room, a downstairs bathroom and an en-suite shower room, providing excellent flexibility for family life.

A particular highlight is the detached annex, created through the conversion of the original garage, offering superb versatility for multi-generational living, visiting family and friends, a home office or potential holiday let accommodation.

Externally, the property occupies a substantial plot with extensive driveway parking, a useful area of partial garage storage, and generous gardens. The enclosed rear courtyard













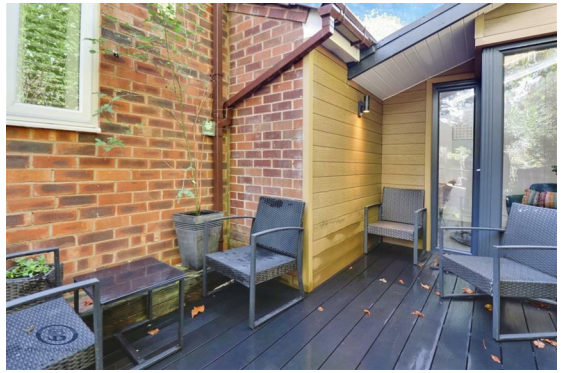
provides an attractive and private outdoor space, while the additional garden offers further room for relaxation and entertaining.













# ROOM DESCRIPTIONS

Situated within the highly desirable village of Warmingham, Millers Cottage enjoys a peaceful village setting while remaining conveniently located for the amenities of nearby Elworth and Sandbach. Elworth offers a range of day-to-day shopping facilities, together with Sandbach railway station, providing connections to major cities. The historic market town of Sandbach offers a wider selection of independent shops, butchers, bakers, boutiques, supermarkets including Waitrose and Aldi, traditional pubs and excellent restaurants. The area is also well served by a range of well-regarded schools.

Early viewing is highly recommended to appreciate the space, versatility and quality of accommodation on offer. The property is available with no onward chain.

**Living Room**
14'7" x 12'2"

**Kitchen Diner**
21'3" x 16'0"

**Utility**
5'10" x 4'5"

**Bedroom One**
14'11" x 14'0"

**Ensuite**
9'10" x 3'11"

**Bedroom Two**
14'0" x 12'7"

**Bedroom Three**
10'11" x 9'8"

**Bedroom Four**
12'5" x 7'1"

**Bathroom**
10'11" x 6'11"

**Annex - Kitchen / Living Room**
14'6" xx 14'2"

**Annex - Bedroom**
21'3" x 10'7"














**Annex - Shower Room**
4'7" x 3'7"

**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



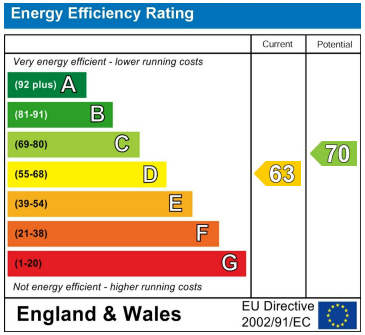

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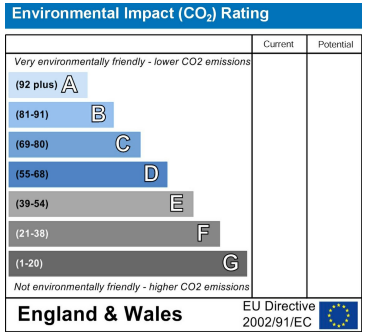
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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




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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