

5
WARRINGTON
ROAD
CUDDINGTON

The Ultimate Blend of Versatility and Location: A beautiful detached family home featuring a stunning open-plan kitchen/diner with bi-folds, an adaptable downstairs bedroom suite, multi-use outbuildings, and the golden ticket of pre-granted planning permission for a second-floor extension.
Property Overview

Positioned in the highly sought-after village of Cuddington, 5 Warrington Road is a detached property designed to evolve with your family's needs. Blending spacious, light-filled living areas with an expansive, sun-drenched rear garden, this home is as perfect for large-scale summer entertaining as it is for quiet family nights in.



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With a sweeping driveway offering parking for multiple vehicles, a dedicated ground-floor optional fourth bedroom suite, and external outbuildings ready to transform into your dream home office or gym, this property is a rare find. Buyers will also benefit from an incredibly valuable asset: already granted planning permission for a second-floor extension, allowing you to significantly increase the property's footprint and value whenever you choose.

Key Features

3/4 Double Bedrooms: Three generous bedrooms upstairs plus a highly flexible downstairs fourth bedroom option.

Planning Permission Granted: Future-proofed with approved plans to build upward and create a substantial second-floor extension.

Seamless Indoor-Outdoor Living: Expansive open-plan kitchen/diner and lounge featuring high-end bi-fold doors.

Entertainer's Dream Garden: A fantastic-sized garden that captures the sun all day long, striking bi-fold doors that slide back to connect the indoor living area seamlessly with the outdoor patio.



For quieter moments, the property boasts a separate cozy lounge area, giving families that highly desired second reception room to escape to.

The Downstairs Suite (Optional 4th Bedroom): Tucked away on the ground floor is a spacious, flexible room complete with an adjoining bathroom. This space is an absolute asset—ideal as a luxury guest suite, a private independent space for teenagers or older relatives, or a premium secondary workspace.

First Floor: The Family Sanctuaries

Heading upstairs, the property continues to impress with three beautifully proportioned, good-sized bedrooms, each offering plenty of space for storage and large windows that flood the rooms with natural light. Serving the first floor is a bright family bathroom, well-appointed to handle the morning rush.

The Growth Potential: Because planning permission is already secured for a second-floor extension, the first floor serves as a perfect launching pad for future expansion, allowing you to scale up the home into a grand 5+ bedroom property if desired.

External: Sun-Drenched Gardens & Creative Spaces

The outdoor space at 5 Warrington Road is a standout feature. The rear garden is an exceptional size, meticulously arranged to maximize the sunshine. The large patio area serves as a natural extension of the lounge via the bi-folds, making it a dream setup for summer BBQs, al fresco dining, and garden parties.

The Outbuildings: Positioned within the grounds are versatile outbuildings. Equipped with fantastic footprints, these structures can easily be utilized as a high-tech work-from-home office, a private gym, a detached playroom, or an artist's studio saving you the cost of building an expensive garden pod.

The Frontage: The property sits back proudly from the road with an extensive driveway providing effortless parking for multiple vehicles.

The Location: Life in Cuddington

Cuddington (and its twin village, Sandiway) is consistently ranked as one of Cheshire's most desirable places to live, famously winning the "Community Pride Best Kept Village Award."

Amenities on Your Doorstep: You are just moments away from an excellent array of day-to-day amenities, including local shops, artisanal bakeries, a pharmacy, a post office, local pubs, and medical/dental practices. The popular Blakemere Village craft and leisure centre is also right nearby.



Education: Families are spoiled for choice with two highly regarded local primary schools (Cuddington Primary and Sandiway Primary) within walking distance, alongside premier secondary education options in nearby Weaverham and Hartford (including the renowned Grange School).

Transport & Commuter Links:

Rail: Cuddington Railway Station is within easy reach, providing regular, direct passenger services on the mid-Cheshire line to both Chester and Manchester. Nearby Hartford Station provides a direct high-speed line straight to London Euston and Liverpool.

Road: Positioned perfectly near the A49 and A556, the property offers rapid access to the M6 and M56 motorway networks, making Manchester, Liverpool, and Chester highly commutable.



Warrington Road, Cuddington

Approximate Gross Internal Area = 127.73 sq.m / 1375 sq.ft (Including Outbuilding)

