



STEPHENSON BROWNE

**Cornmill Close,
Warmingham, Sandbach**
CW11 3NH



Asking Price £625,000

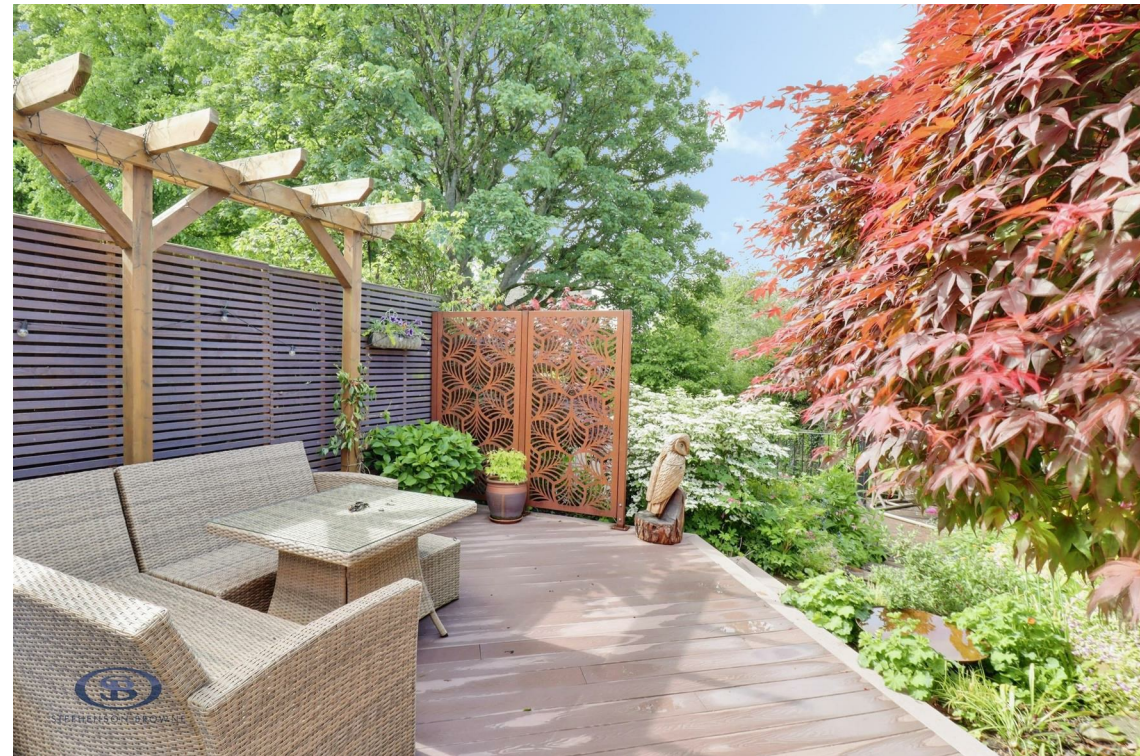
DESCRIPTION

Tucked away within an exclusive cul-de-sac in the picturesque village of Warmingham, Cornmill Close is a stunning detached family home that perfectly blends elegant countryside charm with exceptional modern living.

Beautifully presented throughout, this impressive freehold property offers four spacious double bedrooms, including two luxurious ensuite shower rooms, a stylish family bathroom and a convenient downstairs WC. At the heart of the home is the spectacular open plan kitchen, dining and breakfast room — an ideal space for entertaining, family gatherings and everyday living with the bonus of underfloor heating — complemented by a separate utility room. Three versatile reception rooms provide ample space for relaxing, working from home or hosting guests.

Outside, the property continues to impress with driveway parking, a garage/store and a truly enchanting private cottage garden. Overlooking a peaceful stream, the beautifully enclosed rear garden offers a rare sense of tranquillity and the perfect setting to unwind and enjoy the surrounding wildlife.

Set within one of Cheshire's most desirable villages, this exceptional home delivers the perfect balance of



space, style and idyllic semi-rural living.



ROOM DESCRIPTIONS

Entrance Hall

20'6" x 6'9"

Kitchen Diner / Breakfast Room

21'8" x 16'6"

Living Room

16'6" x 13'3"

Sitting Room

15'1" x 8'11"

Playroom

12'11" x 10'4"

Utility

8'2" x 8'0"

WC

8'0" x 4'0"

Garage / Store

8'0" x 7'6"

Bedroom One

17'3" x 15'5"

Ensuite

15'9" x 8'1"

Bedroom Two

13'1" x 10'5"

Ensuite

7'1" x 6'6"

Bedroom Three

12'11" x 7'7"

Bedroom Four

12'11" x 10'6"

Bathroom

9'5" x 7'5"

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.

Service/Estate Charges

There is a service charge of £75pm to maintain the treatment plant.



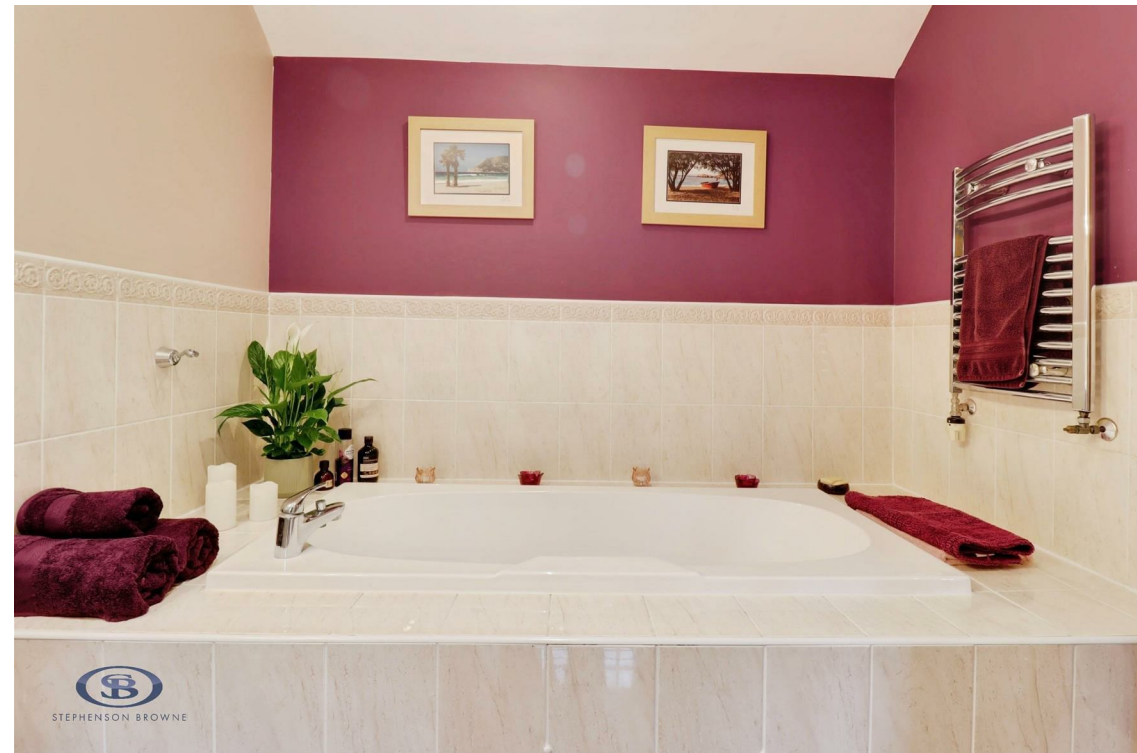
AML Disclosure

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.

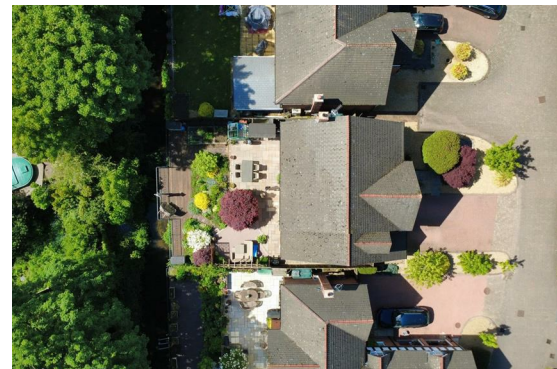
Why Choose SB Sandbach To Sell Your Property?

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.











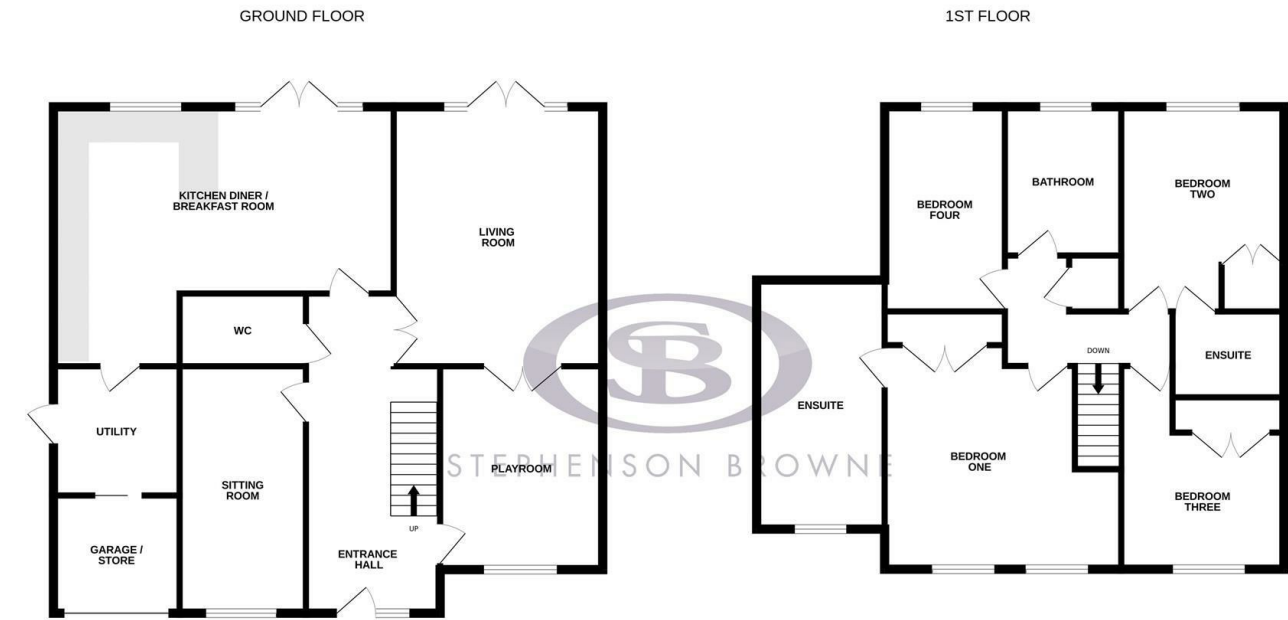
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Viewing

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

Floorplans

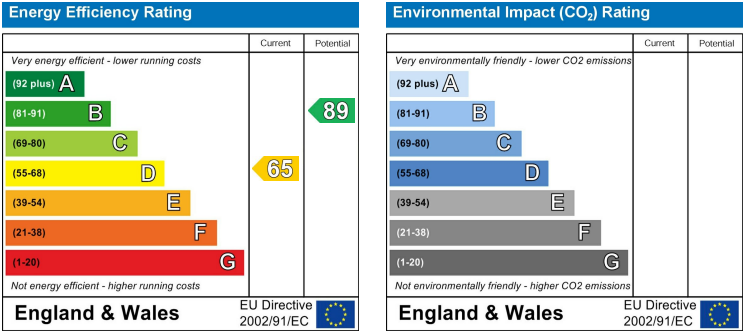


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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