



STEPHENSON BROWNE

## Meadowside, Smallwood, Sandbach

CW11 2WS



**Offers In The Region Of  
£800,000**

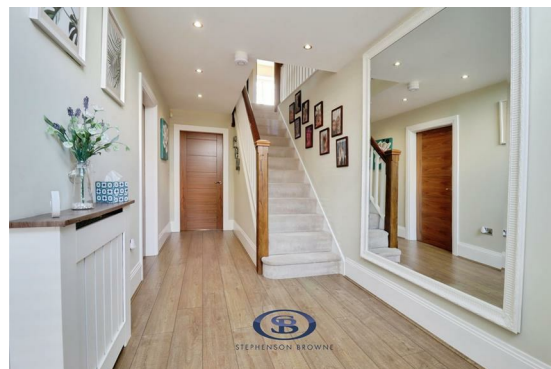
## DESCRIPTION

Meadowside is an outstanding 2400 sq ft detached barn-style residence, forming part of an exclusive development in the idyllic rural hamlet of Smallwood. Surrounded by stunning Cheshire countryside, this private courtyard of four homes on a small development of fifteen offers exceptional privacy, immaculate communal grounds, and access to a serene lake with fishing rights.

Behind its striking red brick and slate-tiled exterior, the property opens into a spectacular double-height entrance hall with feature arched window and galleried landing, immediately setting the tone for the quality and style throughout.

The heart of the home is the impressive 38 foot open-plan living/dining/kitchen space, designed for modern family living and entertaining. This stunning area features zoned spaces, French doors to the garden, and a bespoke kitchen with central island, breakfast bar, Corian-style worktops, and integrated Neff appliances. A separate utility room and stylish WC add practicality, alongside a comfortable lounge with contemporary fireplace.

Upstairs, there are four generous double bedrooms. The luxurious principal suite benefits from a dressing room and en-suite shower room, while bedroom two also enjoys



its own en-suite. A beautifully appointed family bathroom serves the remaining rooms, all finished with high-quality Villeroy & Boch sanitaryware and Hansgrohe fittings.

Externally, the home offers a double garage, landscaped frontage with driveway parking, and a fully enclosed rear garden with lawn and Indian stone patio areas, ideal for outdoor entertaining.

Perfectly positioned for commuters, Meadowside offers swift access to the M6, A50 and A34, with Manchester Airport around 30 minutes away. Sandbach and Congleton provide excellent amenities, schools, and leisure facilities.

A rare opportunity to acquire a luxurious countryside home combining space, style, and exclusivity.



# ROOM DESCRIPTIONS

## Lobby

19'4" x 6'11"

## Family Room

18'8" x 12'10"

## Kitchen Diner / Living Area

## Utility

11'6" x 5'8"

## WC

5'8" x 5'0"

## Bedroom One

16'10" x 13'0"

## Ensuite

## Bedroom Two

15'9" x 13'11"

## Ensuite

## Bedroom Three

14'9" x 13'11"

## Bedroom Four

12'10" x 11'0"

## Bathroom

10'1" x 6'5"

## Garage

17'5" x 16'9"

## Estate Charges

Evergreen Meadows is the management company with service charges of £1900 per year.

## 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.

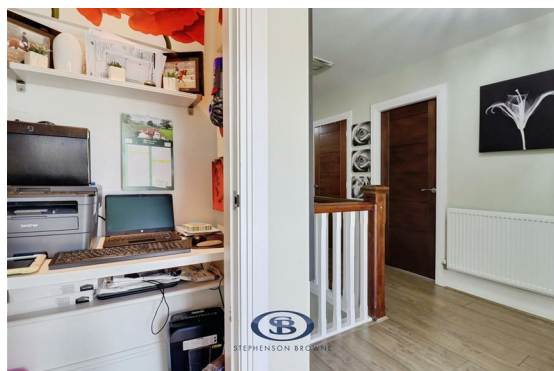
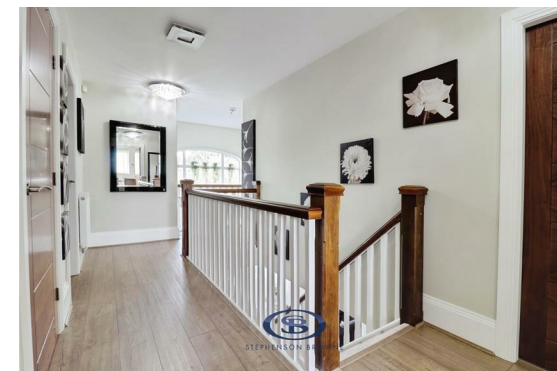


### AML Disclosure

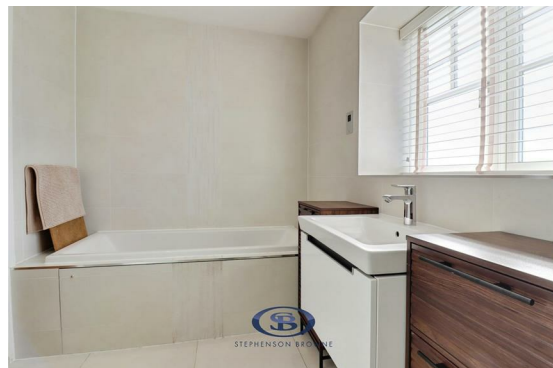
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### Why Choose SB Sandbach To Sell Your Property?

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.









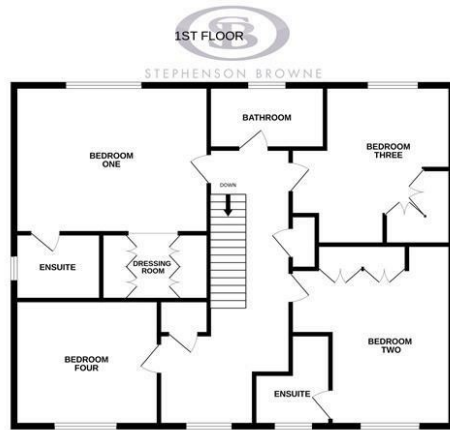
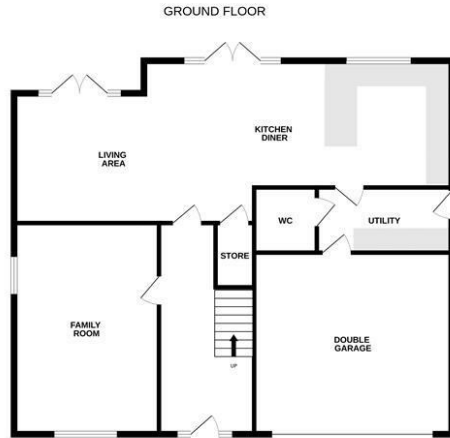


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## **Viewing**

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

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