






THOUSAND OAKS

Hollins Lane, Marbury, Whitchurch, Cheshire, SY13 4NA



A DISTINCTIVE CONTEMPORARY HOME OF EXCEPTIONAL QUALITY

Set within approximately 3 acres on the Cheshire and Shropshire border, Thousand Oaks is a meticulously designed property extending to over 4,200 sq.ft. of living accommodation.

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Local Authority: Cheshire East Council

Council Tax band: G

Tenure: Freehold

Services: Ground Source Heat Pump, Private Drainage, Mains Water and Electricity

Guide Price £1,600,000

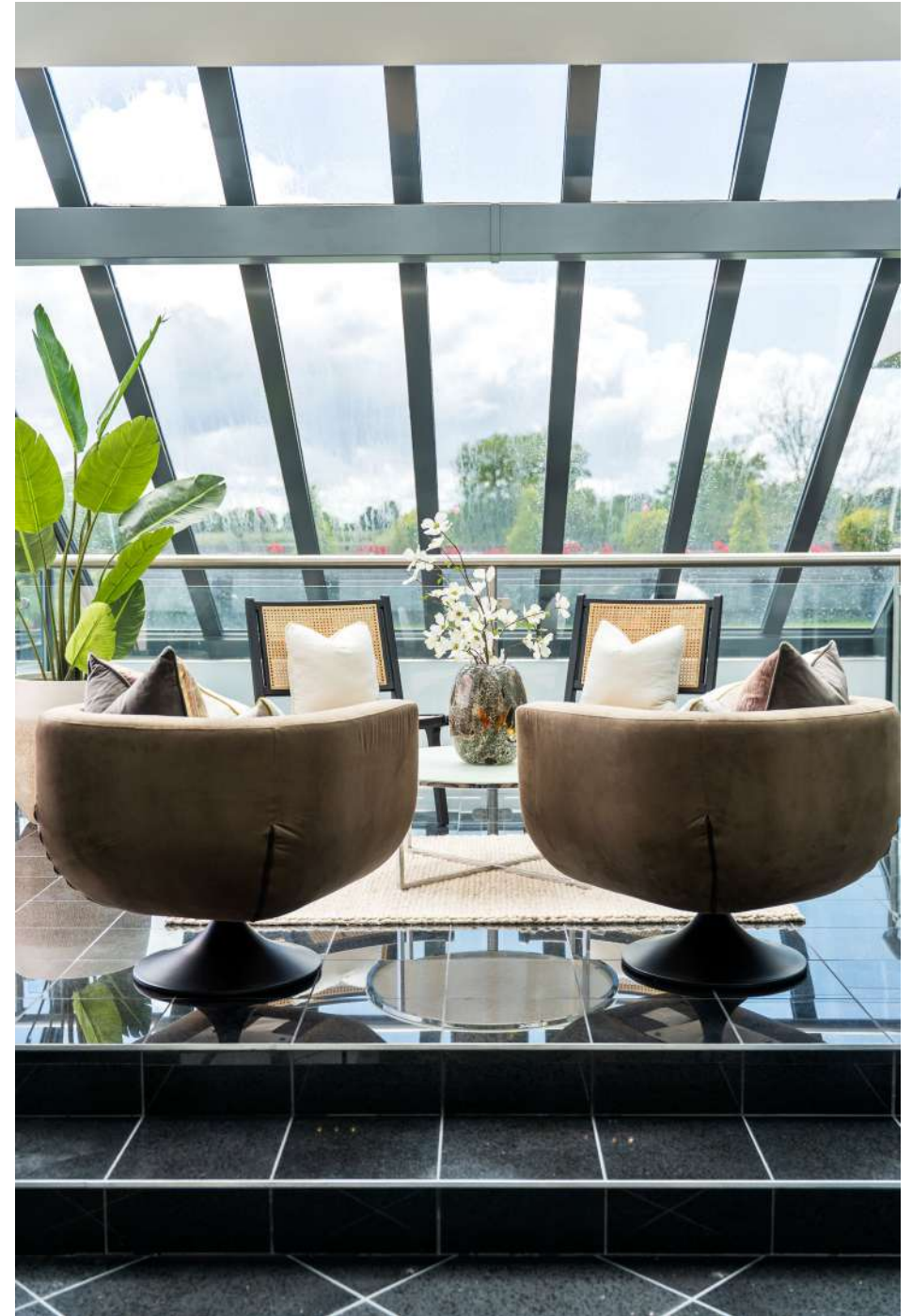


THE PROPERTY

Thousand Oaks is a striking and highly individual contemporary home, understood to have once formed part of the former Crown Estate, occupying a private and elevated position within its own land.

The design of the house is both considered and purposeful, creating a series of impressive living spaces arranged around a dramatic open plan core. This central space forms the heart of the home, providing a natural setting for both day-to-day living and entertaining, with a strong connection to the surrounding landscape.

A defining feature is the sense of volume and architectural clarity throughout. The internal atrium and upper level gallery draw natural light through the house and create a dynamic living environment, without compromising comfort or usability.



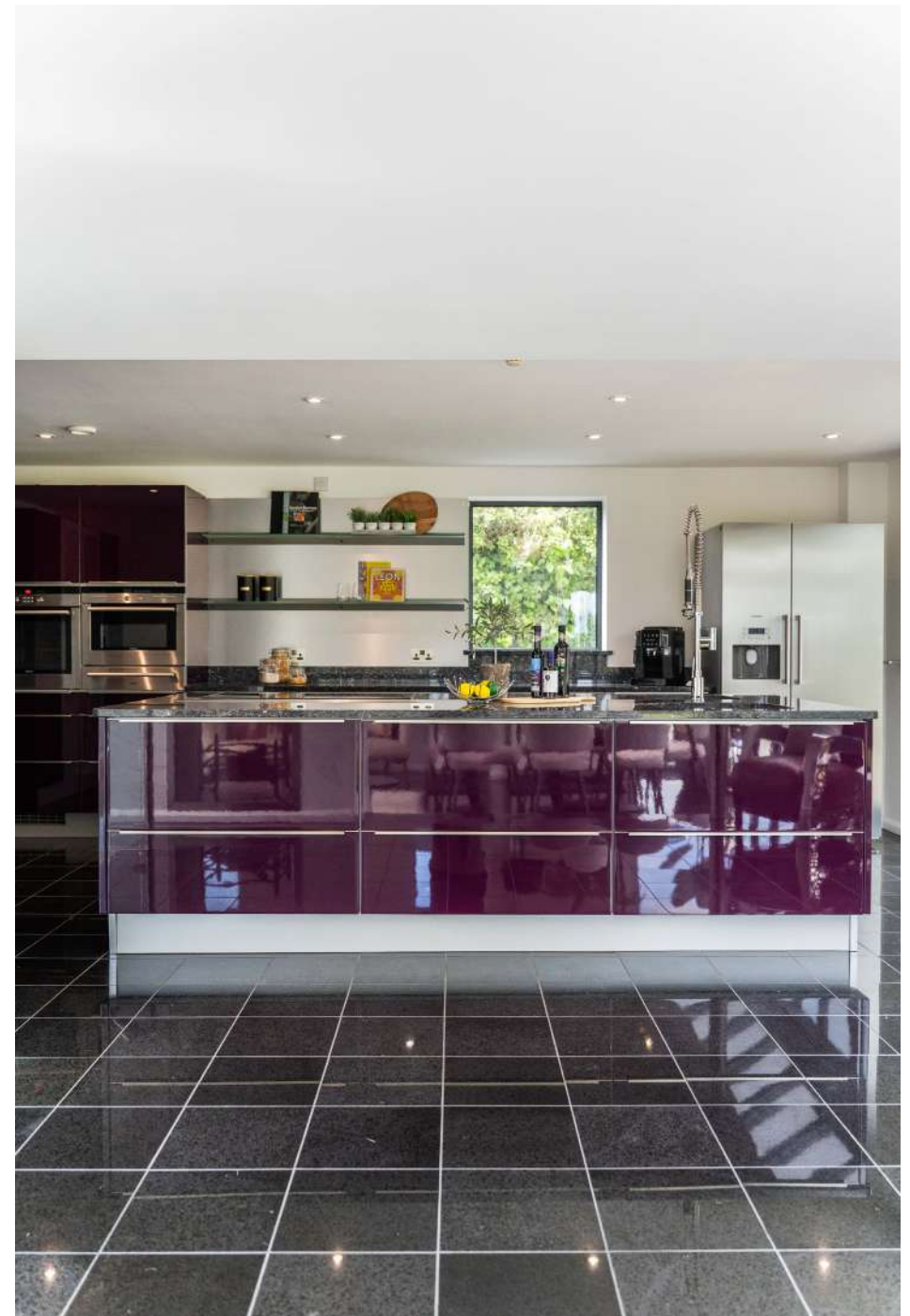






The specification is of a notably high standard, with a clean and contemporary finish that reflects the quality of the overall design. The kitchen is particularly well appointed, fitted with a range of integrated Siemens appliances and designed to sit comfortably within the open plan living space.

The property also benefits from a ground source heat pump system, offering an efficient and sustainable solution to heating, in keeping with its forward-thinking approach. This is complemented by a private BioDisc sewage treatment plant. Mains water and electricity are connected.







The accommodation is arranged across multiple levels, creating a natural separation between living and bedroom areas. The principal bedrooms are well proportioned and positioned to take full advantage of the outlook, while additional rooms offer flexibility for family life, working from home or guest use. Further accommodation includes a cinema room and a range of well-considered ancillary spaces, ensuring the house functions as effectively as it presents.

Taken as a whole, Thousand Oaks is a genuinely unique home, combining architectural quality, setting and specification in a way that is rarely found within the local area.





The property extends to approximately 3 acres and occupies a particularly attractive elevated position, set within gently rolling countryside with far-reaching views across the surrounding landscape. This setting provides both a strong sense of privacy and an appealing outlook in all directions.

The house is thoughtfully positioned within the plot, with landscaped levels and terraces stepping down from the main accommodation, creating a natural flow between the interior and exterior spaces. Extensive terraces wrap around the property, offering ideal areas for outdoor dining and entertaining, as well as quiet spaces from which to enjoy the changing rural outlook.







GARDENS AND GROUNDS

The wider grounds are predominantly laid to grass and are framed by mature trees, hedgerows, and established planting, enhancing both privacy and structure. The garage and private driveway provide ample parking and practical storage, while the overall scale and layout of the plot present further opportunities for landscaping, leisure use, or the addition of outbuildings, subject to any necessary consents





LOCATION

Thousand Oaks occupies a delightful rural position close to the village of Marbury, set on the sought-after Cheshire–Shropshire border. The location offers a peaceful and private setting, surrounded by attractive countryside, while remaining accessible to a range of nearby towns and amenities. The area is characterised by gently rolling farmland, quiet country lanes and a wealth of scenic walking routes, making it particularly appealing for those who enjoy outdoor pursuits. The nearby market towns of Whitchurch and Nantwich provide a good selection of shops, cafés, and everyday services, with further facilities available in larger centres such as Wrexham and Crewe. Despite its tranquil setting, the property benefits from convenient transport connections. The A41 and wider road network are easily accessible, while Crewe railway station offers direct services to major commercial centres including Manchester, Liverpool, and London, supporting both commuting and leisure travel further afield. Whatthreeords: [///albums.universe.dark](http://albums.universe.dark)







Thousand Oaks, Hollins Lane, Marbury, Whitchurch, SY13 4NA



Approx. Gross Internal Floor Area
Main House = 3651 sq. ft / 339.00 sq. m
Garage = 576 sq. ft / 54.00 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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