



Andrew J Nowell
& Company

Springbank, Fanshawe Lane, Henbury
Guide Price £1,000,000



Springbank Fanshawe Lane, Henbury, SK11 9PP

- **Huge Potential**
- **No onward chain**
- **4.9 Acres**
- **4 Bedrooms**
- **3 Reception Rooms**

Springbank is a charming country home situated centrally within its grounds extending to just under 5 acres.

This spacious home extends to over 2,600 sq.ft and has been well maintained over the years and offers huge potential for remodelling or renovation.

On the ground floor there is a large drawing room with beautiful picture window enjoying views across the rolling countryside. There is a bright and airy breakfast kitchen which opens through to a dining room with sliding doors onto the gardens. In addition, on the ground floor is a central entrance hall, cloakroom and WC, utility room (with pantry off) and large double garage and covered ginnel with ample brick storage originally intended as kennels.

To the first floor is a large principal suite with en-suite bathroom and stunning open views. Three further double bedrooms and the family bathroom.

The gardens and grounds are where this home shines. Standing centrally within its mature gardens with lawned areas, stone flagged patio and beautiful specimen trees.





Former vegetable garden with large greenhouse, cold frame and detached garage and a neighbouring paddock. The grounds total approximately 4.92 acres and enjoy idyllic westerly views over the rolling countryside towards Jodrell Bank.

Situated in Henbury, Springbank boasts a stunning rural position with easy access to the centres of Alderley Edge, Wilmslow and Macclesfield which offer everything for day to day needs along with the train stations with links to Manchester and London.

This property is not one to be missed and is offered for sale with no onward chain.

Important Information

- What 3 Words – ///rotate.stroke.approvals
- Council Tax – Cheshire East Band H
- EPC Rating – E (45/64)
- Tenure – Freehold
- Heating: Oil Fired Central Heating
- Services: Mains Electric & Water, Drainage via septic tank (non-complaint)
- Parking: Driveway & Garage
- There is a footpath through the paddock – further information is available from the office.
- Flood Risk*: Very low risk of flooding.
- Broadband**: Ultrafast broadband available at the property.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

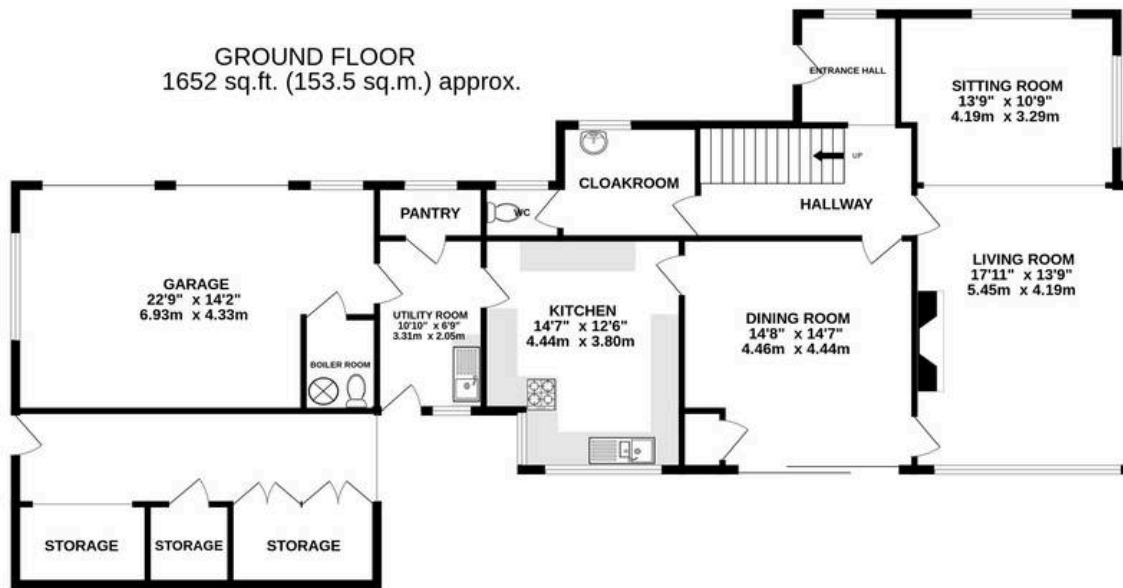
* Information provided by [GOV.UK](https://www.gov.uk)

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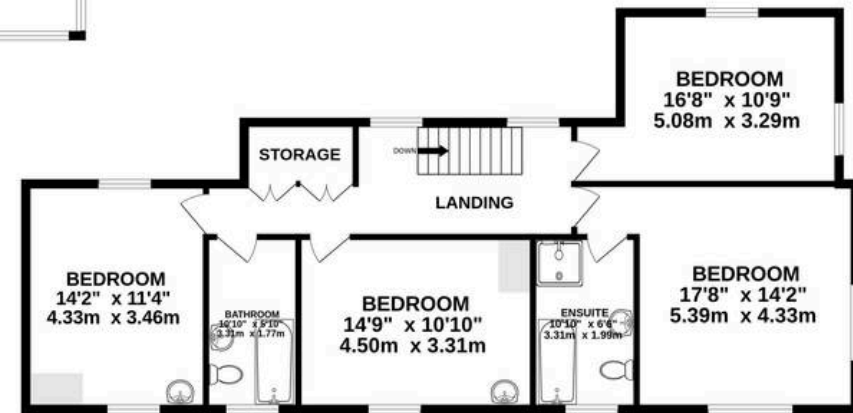




GROUND FLOOR
1652 sq.ft. (153.5 sq.m.) approx.



1ST FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 2633 sq.ft. (244.6 sq.m.) approx.

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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