



Deceptively Spacious Four Bedroom Detached Home

Lounge And Open Plan Dining Hallway

Three First Floor Bedrooms With Additional WC

Versatile Layout With Ground Floor Master Suite

Extended Breakfast Kitchen With Central Island

Sizable Double Garage With Work Shop Area



## Introduction

A true TARDIS. From the front, you'd never guess what awaits inside there is far more to discover than first meets the eye. Occupying a prime position at the head of one of a most sought-after cul-de-sacs, where homes seldom come to market, this incredible versatile and deceptively spacious four bedroom detached residence offers exceptional flexibility, ideal for the growing families or those seeking the convenience of single-storey living. Upon entering, you are welcomed by a spacious entrance hallway, with an open archway into the formal dining room, creating a wonderful sense of space and connectivity. To the front of the property sits a generously proportioned lounge, a beautifully bright and inviting reception room perfect for both relaxing and entertaining. The ground floor layout offers superb versatility, with a substantial principal bedroom suite providing an ideal option for single-level living. This impressive room is complemented by a sizeable en-suite bathroom, creating a private and peaceful retreat. Also to the ground floor is a stylish modern shower room alongside a separate cloakroom/WC for added convenience. At the heart of the home lies the extended kitchen, thoughtfully designed with a vast range of smart oak-style units offering excellent storage and workspace. A central breakfast island provides the perfect informal gathering spot, making this an exceptional space for everyday family life and entertaining alike. To the first floor, three further spacious bedrooms provide comfortable and flexible accommodation, ideal for family members, guests, or home working. A convenient cloakroom/WC serves this level. Externally, the property continues to impress. A substantial double garage offers excellent storage or exciting potential for further development, subject to the necessary permissions. The gardens are truly something special, beautifully wrapping around the home before stretching away into the distance, creating a wonderful sense of space and privacy. Perfect for keen gardeners and families alike, the grounds feature established planting, dedicated vegetable plots and even a charming timber outdoor bar, creating an exceptional setting for both relaxation and entertaining.

**ACCOMMODATION**      **EPC Rating – D**      **Council Tax Band – F – Cheshire East**      **Tenure - Freehold**

### Entrance Vestibule 6' 11" x 7' 6" (2.11m x 2.28m)

A most welcoming introduction to the home, featuring an attractive wood front main entrance door with matching glazed side panels, allowing for plenty of natural light. A perfect practical space for coats and shoes, with a further internal door leading through to the main hallway.

### Main Hallway

A spacious and welcoming central hallway, with staircase ascending to the first floor. A decorative arched opening leads seamlessly into the formal dining room, enhancing the open-plan feel and sense of space.

### Dining Room 12' 11" x 10' 10" (3.93m x 3.30m)

Perfectly suited to both formal and informal dining, this well-proportioned room enjoys a front facing aspect and is complemented by double doors opening into the breakfast kitchen, creating an ideal flow for entertaining and family gatherings.

### Lounge 14' 11" x 20' 11" (4.54m x 6.37m)

An impressive and generously proportioned lounge, enjoying a bright dual-aspect to the front of the property. A central feature fireplace with decorative surround, matching inset and hearth, housing an electric coal-effect fire, gives the room a main focal point. A perfect retreat for relaxing, whilst equally well suited to larger families and entertaining.

### Kitchen 24' 4" x 10' 10" (7.41m x 3.30m)

A most impressive and extended breakfast kitchen, enjoying a bright dual aspect with a side window overlooking the garden and French doors opening directly onto a further garden area. Thoughtfully designed, delivering an extensive range of oak effect wall, drawer and base units, offering storage in abundance, complemented by contrasting work surfaces flowing round to provide plentiful preparation space. Integrated appliances include a double oven, built-in microwave, four-ring electric hob with chimney-style extractor over and an integrated dishwasher. A matching central island takes pride of place, providing additional storage and informal seating, ideal for everyday dining and socialising. Further benefits include a useful walk-in pantry, tiled flooring, double doors opening back into the dining room and access through to the inner hallway.

### Ground Floor Shower Room

A smartly appointed two-piece family shower room, featuring a triple width walk-in shower with dual head mains mixer shower, including a fixed waterfall style drencher and a second separate traditional riser shower. Storage is plentiful, with a built-in double-shelved cupboard and a matching vanity unit incorporating a hand wash basin with chrome waterfall mixer tapware. The room is beautifully finished with attractive tiled walls, contrasting tiled flooring and a heated towel radiator, creating a stylish and practical space.

### Cloakroom/WC

A useful separate cloakroom/WC, fitted with a modern two-in-one WC and hand wash basin incorporating chrome mixer tapware. A rear-facing window provides natural light, completing this practical and conveniently located space.

### Family Room 10' 11" x 11' 9" (3.32m x 3.58m)

This highly versatile room offers excellent flexibility and could serve equally well as a further bedroom, home office, family room, or playroom. A window to the side aspect provides natural light, while a range of fitted cupboards and dressing table-style units are neatly arranged to one corner. A door leads through to the adjoining en-suite bathroom.

### Master En-Suite Bathroom 7' 11" x 11' 8" (2.41m x 3.55m)

A fabulous-sized en-suite bathroom, equally well suited for use as a spacious family bathroom, fitted with a four-piece suite comprising a panelled bath with central mixer tapware, separate bidet, low-level WC, and pedestal hand wash basin with mixer tapware. A window provides natural light and a door leads directly through to the principal bedroom

### Master Bedroom 13' 7" MAX x 11' 9" MAX (4.14m x 3.58m)

A generously proportioned ground floor principal bedroom, enjoying a lovely outlook over the rear garden through French doors with matching glazed side panels, allowing for plenty of natural light. The room is fitted with an extensive range of matching bedroom furniture, including fitted wardrobes and a coordinating dressing table, providing storage in abundance.

### Inner Hallway

Accessed from the kitchen, the inner hallway provides a practical link to the utility room, integral garage, and rear garden, with doors leading conveniently to each.

### Utility Room 5' 4" x 8' 11" (1.62m x 2.72m)

A generous separate utility room, offering ample space for freestanding white goods alongside fitted base units and a single drainer sink unit with chrome swan-neck mixer tapware. Finished with tiled flooring, the room also houses the gas central heating boiler.

### First Floor Landing

A bright and spacious landing, enhanced by a front-facing window allowing for plenty of natural light, benefiting from useful under-eaves storage, the landing provides access to the first floor accommodation.

### Bedroom Two 12' 8" x 12' 0" (3.86m x 3.65m)

The largest of the first floor bedrooms, is a well-proportioned room, fitted with a range of matching bedroom furniture, including wardrobes and overhead storage. The room also benefits from access to useful under-eaves storage.

### Bedroom Three 10' 6" x 11' 0" (3.20m x 3.35m)

A further spacious double bedroom, enjoying a pleasant outlook over the rear garden. The room offers excellent storage throughout, with the added benefit of useful under-eaves storage.

### Bedroom Four 9' 11" x 8' 5" (3.02m x 2.56m)

A generous fourth bedroom, enjoying a front-facing aspect and fitted with built-in bedroom furniture, providing storage.



### Cloakroom/WC

A useful first floor cloakroom/WC, fitted with a matching two-piece suite comprising a low-level WC and a wall-mounted hand wash basin.

### Externally

To the front and side, an extensive driveway delivers ample off-road parking for several vehicles, with additional side parking ideally suited for a motorhome. The garden is mainly laid to lawn with inset flowerbeds to add colour. The rear garden is a particular feature, wrapping elegantly around the property and offering a number of distinct seating and enjoyment areas. A paved patio provides the perfect spot to relax and enjoy the afternoon sun, while the garden itself is mainly laid to lawn, creating a wonderful sense of space. Well-proportioned and beautifully balanced, the garden includes inset flowerbeds, established evergreen low-level hedging, and dedicated vegetable plots—ideal for keen gardeners. A further highlight is the timber-built outdoor bar, providing an excellent space for entertaining and social gatherings.

### Garage 16' 5" Minimum x 17' 5" Minimum (5.00m x 5.30m)

A generous double garage, fitted with an up-and-over door and benefiting from a side-facing window providing natural light. Equipped with both power and lighting, the space offers excellent storage or potential for a variety of additional uses, subject to requirements.



### Location

Holmes Chapel is a sought-after village in the heart of Cheshire, known for its welcoming atmosphere and attractive centre. The village offers a comprehensive range of day-to-day amenities, with a mix of independent shops and well-known high street names. Surrounded by beautiful Cheshire countryside, Holmes Chapel is a haven for walkers, with the scenic Dane Valley right on the doorstep. Families are well-catered for with two highly regarded primary schools and a reputable secondary school within the village. A variety of pubs and restaurants, both in the village and nearby, provide plenty of options for dining and socialising. Holmes Chapel is also well-connected for commuters. The local railway station offers regular services to Manchester, Manchester Airport, and Crewe, linking to the mainline network. Junction 18 of the M6 is just a short drive away, giving easy access to the North West motorway network.

### Tenure

We have been informed the property is Freehold  
Correct at the time of listing  
We recommend you check these details with your  
Solicitor/Conveyancer

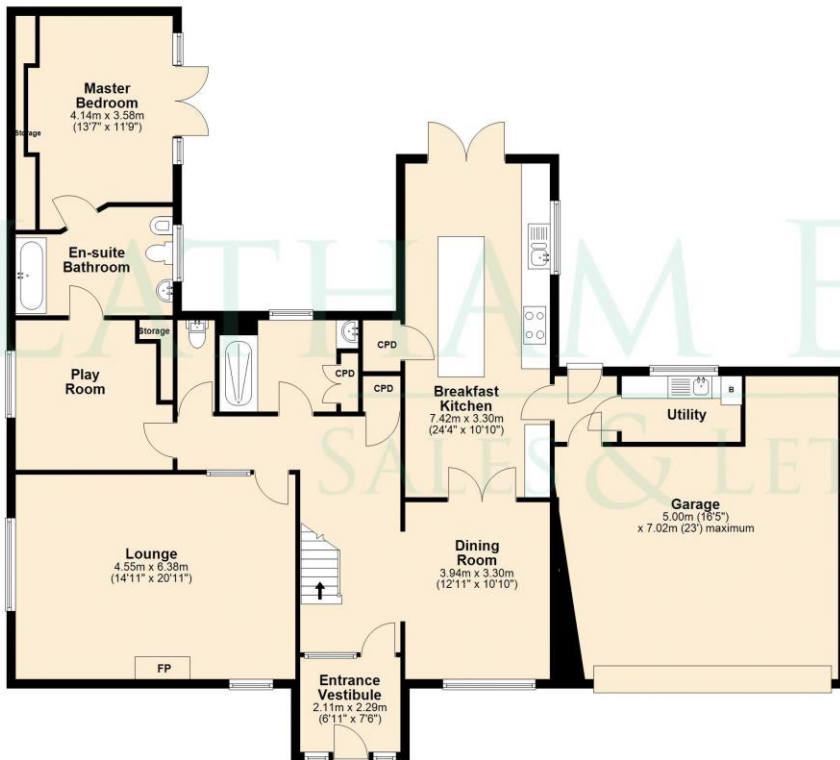


## Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, travel north to the mini roundabouts, take the first exit left onto Middlewich Road, travel along taking the third turning on the left hand side onto Chester Road, continue along taking the first left hand turn onto Brookfield Drive, then the second left onto Oakfield Rise, where the property can be found at the head of the cul-de-Sac, on the left-hand side. Post Code : CW4 7DY  
Viewing Strictly by Appointment.



Ground Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrative purposes only.  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.