

Newcastle Road North
Breton
Guide Price £1,350,000



LATHAM ESTATES
SALES & LETTINGS



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.

INTRODUCTION

Set within just over 2 acres of beautifully maintained grounds, this is far more than a home — it's a lifestyle.

Tucked away behind double electric gates and approached via a sweeping driveway, the sense of arrival is immediate. The house sits proudly within its land, surrounded by views over Cheshire countryside, offering privacy, space and a true connection to the outdoors. The property blends refined modern living with warmth and character. Oak floors, an AGA oven, generous proportions and an effortless flow between rooms create a home designed as much for everyday family life as for entertaining on a grand scale.

At its heart lies the spectacular open plan living kitchen, a space that truly defines contemporary country living. Vaulted ceilings with exposed A-frames draw the eye upward, while bi-folding doors and full-height glazing dissolve the boundary between inside and out. Morning coffee with views across your land, long summer evenings with doors thrown open and winter gatherings around the striking central fireplace, this is a room for every season. The substantial central island invites conversation and connection, whether hosting lively dinner parties or enjoying relaxed Sunday breakfasts. The adjoining family area ensures that cooking, dining and unwinding happen together in one exceptional, light filled space. Three additional reception rooms offer flexibility to suit any lifestyle, a peaceful study for working from home, an elegant sitting room overlooking the ornamental pond, and a cosy snug for quieter evenings. The ground floor principal suite provides a private sanctuary, with its walk-through dressing area, luxurious four-piece en-suite and patio doors opening to the grounds, it offers boutique hotel comfort within your own countryside retreat.

To the first floor four further double bedrooms and a stylish four-piece family bathroom ensure space for family and guests alike.

Outside is where the lifestyle truly unfolds. The land has been thoughtfully arranged into paddocks ideal for smallholding pursuits, formal gardens all to simply enjoying open green space. Outbuildings including a double garage, timber workshop and Dutch barn with three rooms to provide exciting opportunities for hobbies, storage or business use (subject to relevant permissions). The decked entertaining terrace, complete with Stunning Gazebo and Jacuzzi sets the scene for summer celebrations, evening drinks at sunset and relaxed weekends with friends and family, perfectly placed near the outdoor bar and kitchen. This is a home that offers space to breathe, room to grow and the rare privilege of owning your own slice of countryside, all presented to an exceptional standard and ready to move straight into.

A property to be experienced, not just viewed.

Epc Rating – E

Council Tax Band – G – Cheshire East

Tenure – Freehold



Location

Brereton Village offers a welcoming community atmosphere with a wide range of activities suitable for all ages. Residents can enjoy involvement in several local groups. Visit: mybrereton.com. The local primary school has earned consistently excellent reports in recent years, making it a strong choice for young families. For older students, further education is easily accessible in both Holmes Chapel and Sandbach, each offering well regarded secondary and sixth form options. Brereton benefits from beautiful countryside surroundings, with several scenic walking routes nearby. The most popular destination is Brereton Heath Park, a favourite spot for walkers and families. Conveniently situated between the village of Holmes Chapel and the historic market town of Sandbach, Brereton enjoys easy access to everyday amenities. Holmes Chapel provides a range of essential shops, while Sandbach offers a wider selection of well known retail names. The town's bustling Thursday market is especially popular for sourcing fresh local produce.



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.