



***Sandfield House, Sandfield Lane, Acton Bridge, Northwich,
Cheshire, CW8 2RH
£375,000***

Charming Three-Bedroom Cottage with Extensive Mature Gardens in the Heart of Acton Bridge
 Situated in the heart of the ever-popular village of Acton Bridge, this attractive three-bedroom cottage offers a wonderful opportunity to enjoy village life with easy access to Acton Bridge railway station, local pubs, picturesque countryside walks and excellent transport links.

Occupying a generous plot, the property benefits from off-road parking, a carport and beautifully maintained mature landscaped gardens which have been lovingly cared for over many years. To the front, the property enjoys open views across surrounding farmland, while the exceptional rear gardens provide a peaceful setting with extensive lawns, mature trees, established shrubs, patio seating areas and a charming pond.

The accommodation is well presented throughout, retaining a wealth of character features while offering comfortable family living. Viewing is highly recommended to fully appreciate the charm, generous plot and outstanding gardens this delightful home has to offer.

Accommodation

Entrance Porch

Accessed via a timber entrance door with glazed side panel, providing access into the main living accommodation.

Lounge – 16'8" x 11'2" max

A welcoming reception room featuring an attractive fireplace, exposed oak beam, rear aspect window, radiator and staircase rising to the first floor.

Dining Room – 13'4" x 13'2" max

A charming reception room with a box bay window to the front elevation, additional side window, attractive open fireplace with surround and radiator, providing an ideal space for formal dining and entertaining.

Kitchen – 14'8" x 8'9" max

Fitted with a range of wall and base units incorporating a sink and drainer, together with a traditional range-style burner. Rear aspect window and stable door leading through to the sun room.

Sun Room/Utility – 17'5" x 6'8" max

A bright and versatile addition to the property with glazing to three sides, French doors opening onto the rear garden, tiled flooring and plumbing for an automatic washing machine.

First Floor Landing

With spindle balustrade, radiator and access to the loft space.

Bedroom One – 13'4" x 13'2" max

A spacious double bedroom featuring an attractive open fireplace, radiator, box bay window to the front enjoying open countryside views and an additional side window.

Bedroom Two – 12'7" x 8'7" max

Double bedroom with fitted wardrobes, fireplace with surround, radiator and rear aspect window overlooking the gardens.

*Bedroom Three – 8'5" x 7'9" max
Rear-facing bedroom with radiator overlooking the rear garden.*

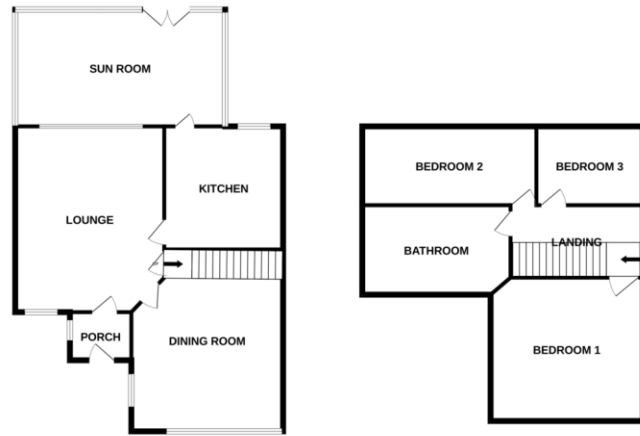
*Family Bathroom
Fitted with a panelled bath, low-level WC, wash hand basin, tiled splashbacks, radiator, built-in storage cupboard and windows to the front and side elevations.*

*Externally
To the front of the property is a carport providing off-road parking together with a block-paved pathway leading to the side of the cottage. The extensive rear gardens are a particular feature of the property, having been beautifully landscaped and meticulously maintained over many years. Offering mature trees, established shrubs, generous lawned areas, patio seating and a charming pond, the gardens provide a peaceful outdoor setting. To the front, the property also enjoys attractive open views across surrounding farmland.*

A delightful character cottage in one of Cheshire's most desirable villages, combining period charm, generous accommodation, exceptional gardens and a superb village location close to local amenities, countryside walks and the railway station.



GROUND FLOOR



While every effort 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 misstatement. This plan is for guidance 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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