



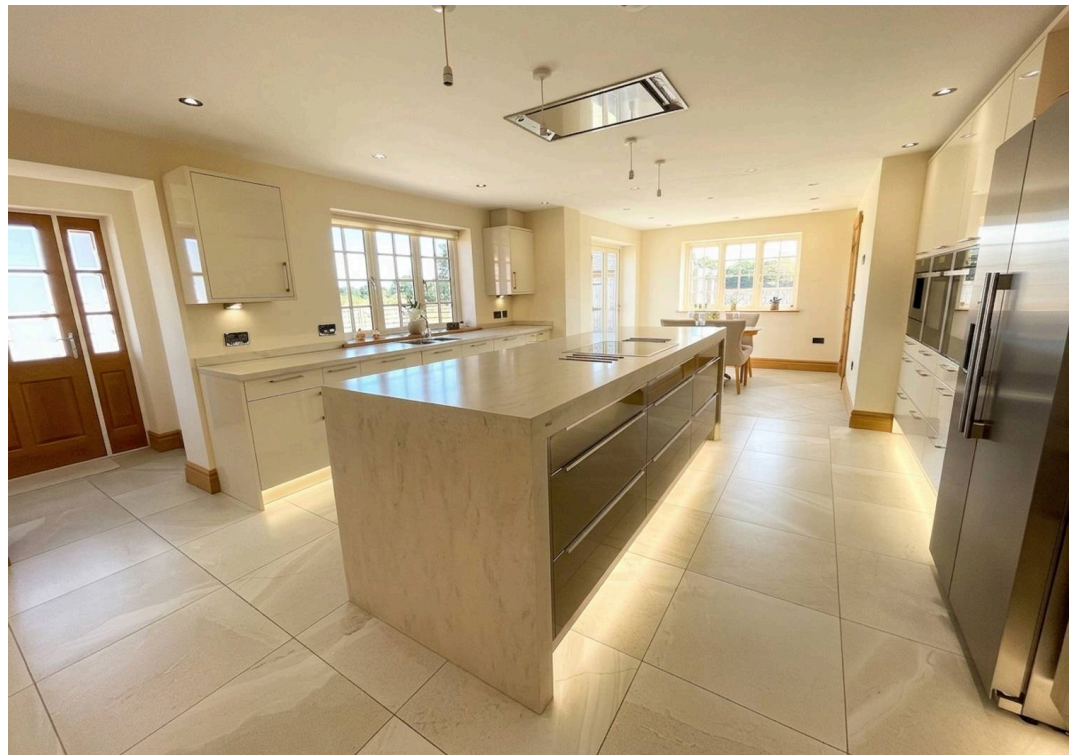
The Bungalow at Rose Farm, Church Street, Wincham

Northwich

£675,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Church Street

Wincham

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspection

- An executive bungalow offering exceptional, private, and high-spec accommodation. Highly accessible yet set in an enviable rural position with breathtaking views across the Cheshire countryside.
- Stunning Newly Constructed Detached Bungalow in a Semi Rural Setting.
- Discreetly Set behind Two Sets of Electric Double Gates with Sweeping Driveway
- High Specification/Show House Finish Throughout
- Gas Fired Under Floor Heating & Extra Thermal Insulation Installed
- Exceptional Living Dining Kitchen with Large Corian Island & NEFF Integrated Appliances
- Solid White American Oak Door Frames, Skirting Boards and Architraves with Oak Louis Style Doors
- Future Proofed CAT 6 Internet Connectivity to all Rooms
- Formal Living Room with Multi Fuel Burner & Separate Utility Room
- Views Over Cheshire Countryside, Ample Private Parking & NO CHAIN



Church Street

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The Bungalow at Rose Farm is a newly constructed and remarkable example of traditional craftsmanship combined with contemporary luxury. Constructed in attractive reclaimed brick this individual detached home offers an enviable level of quality, attention to detail and modern specification, together with excellent accessibility throughout. Approached through double electric gates and a sweeping driveway, this attractive three bedroom, two bathroom home enjoys a secluded position surrounded by open countryside, with delightful far-reaching views and a particularly attractive south-facing aspect.

An impressive handcrafted solid oak entrance porch with matching solid oak front door provides a fitting introduction to this exceptional home. Internally, the high specification continues throughout, with solid oak internal doors, oversized American oak door frames, skirting boards and architraves, complemented by polished black nickel door furniture, light switches and sockets.



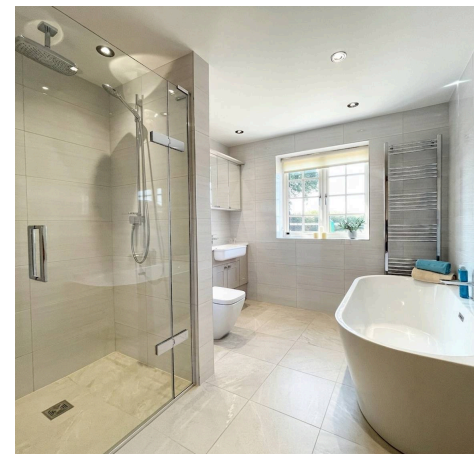
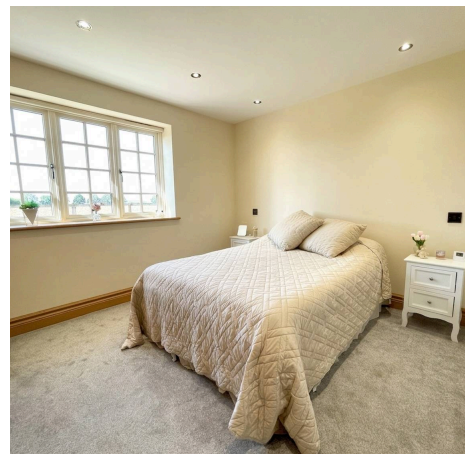
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The magnificent bespoke German kitchen forms the heart of the home and incorporates a substantial central island and generous dining area, complemented by Corian solid-surface worktops and a comprehensive range of high-quality NEFF appliances. These include eye-level ovens, coffee machine, induction hob, ceiling-mounted remote-control extractor, American-style fridge/freezer with ice maker and a dishwasher. A separate well appointed utility room provides ample space for white goods.

The spacious living room provides a superb space for relaxing and entertaining, featuring a substantial multi-fuel log burner set upon a single piece of Welsh riven slate. Striking timber bi-fold doors open directly onto the extensive Indian stone patio, creating an excellent connection between the living accommodation and the private south-facing gardens.

There are three generously proportioned bedrooms, with the principal bedroom benefiting from timber French doors opening onto the patio and a luxurious en suite wet room. The en suite features a traditional style high level cistern, pedestal wash basin and drench shower, with quality tiling throughout.



Church Street

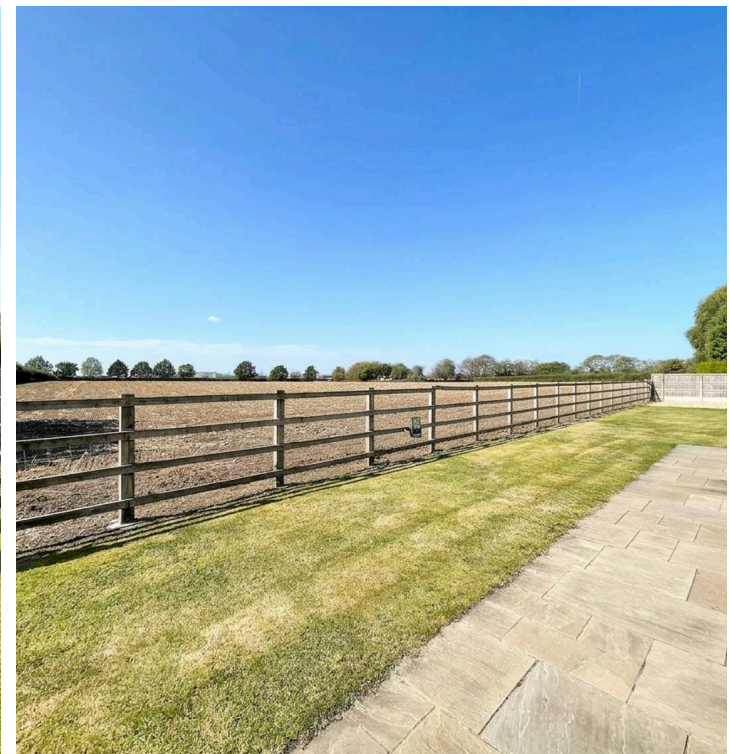
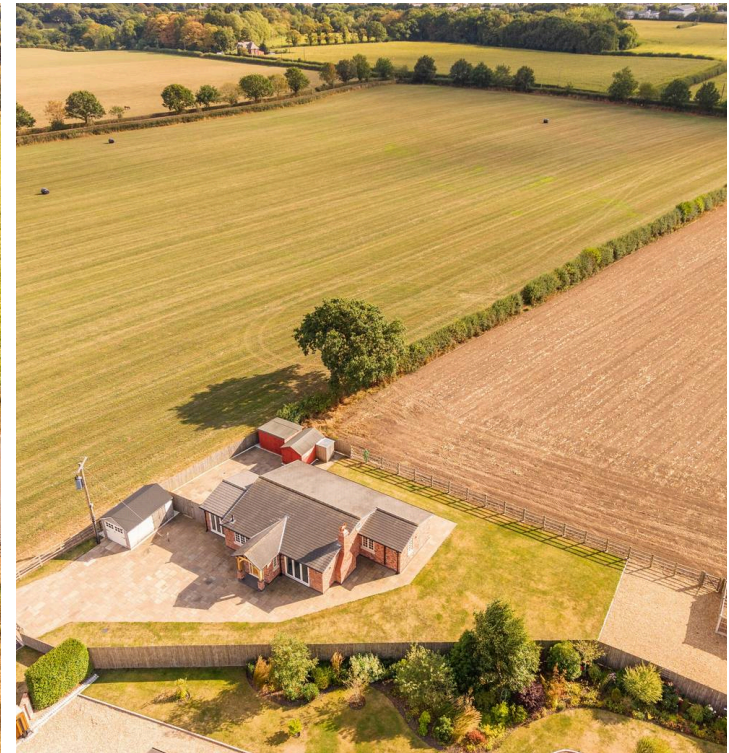
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The impressive family bathroom has been designed to an equally high standard and incorporates a fully tiled wet-room style finish, drench shower, glass shower enclosure, Angelo 'D' shaped acrylic bath and fitted Calypso Chiltern furniture.

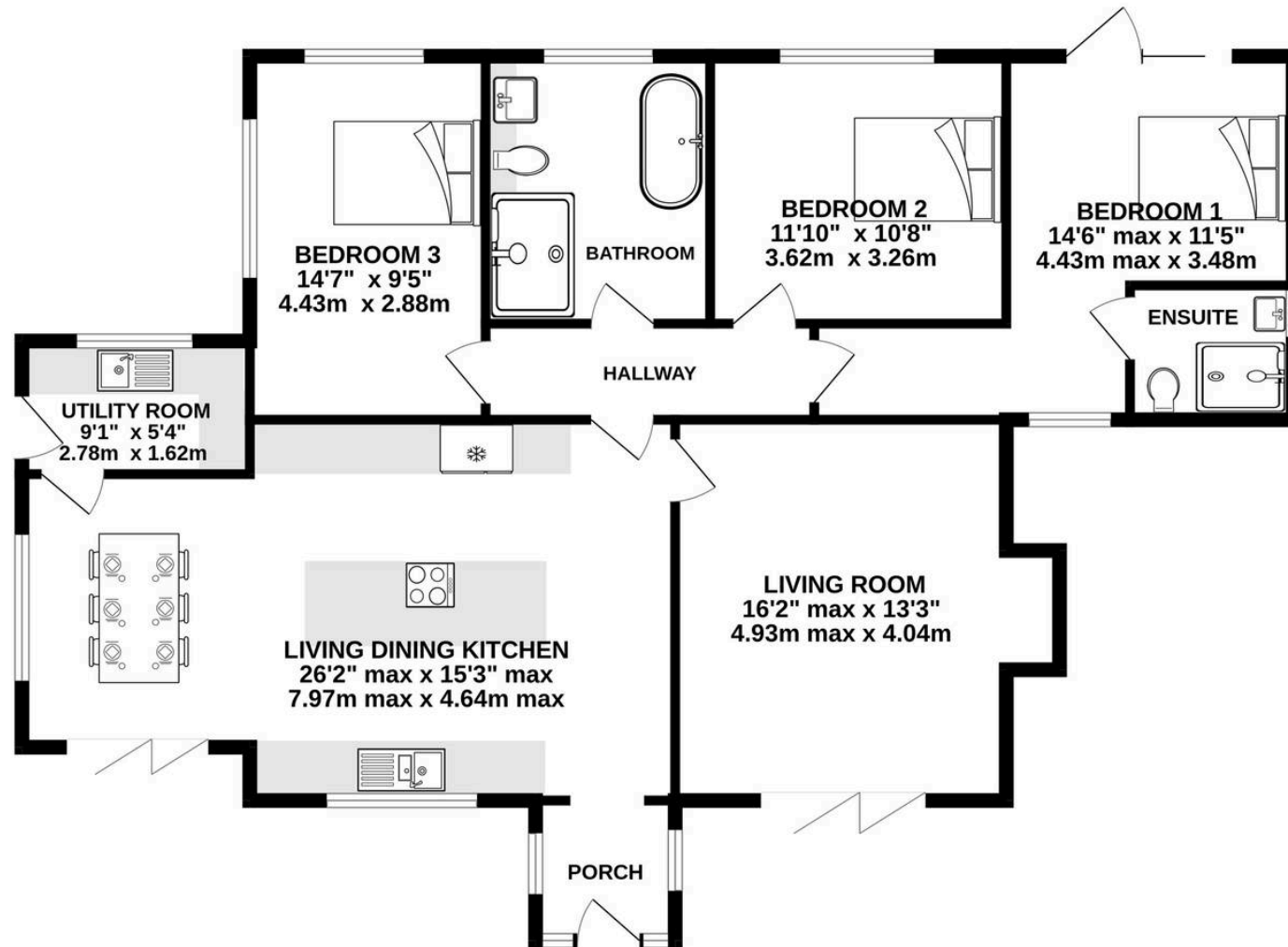
The bungalow benefits from an ABC plus warranty (5yrs approx. remaining), a comprehensive gas-fired wet underfloor heating, double glazing and enhanced insulation to the floors, walls and ceilings, providing both comfort and efficiency. CAT 6 cabling has also been installed providing the latest technology, with every room independently wired for internet, TV and Sky connectivity.

Accessibility has been carefully considered throughout the design, with disabled access provided wherever possible, making the property suitable for a wide range of requirements without compromising its style or luxury.

The Bungalow at Rose Farm is a unique and beautifully executed home, combining the character and charm of reclaimed brick construction with the finest contemporary fixtures and fittings. From the handcrafted oak entrance porch and bespoke kitchen to the exceptional bathrooms, underfloor heating and extensive technology infrastructure, no expense has been spared in creating a home of outstanding quality.



GROUND FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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