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38 Forge Fields, Sandbach, CW11 3RN

Offers over £500,000



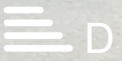
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# 38 Forge Fields

Sandbach, CW11 3RN

- Four spacious double bedrooms throughout
- Fifth Bedroom in Separate Annexe with Gym Underneath
- Private canal frontage and mooring
- Large plot with expansive gardens
- Freehold Home
- Offered with No Chain
- Historic 1880 Victorian home conversion
- Modern kitchen with integrated AEG appliances
- Beautifully presented, high-standard finish
- Council Tax Band D

This exceptional semi-detached residence in Wheelock offers a rare blend of Victorian character and expansive modern living. Originally dating back to 1880, the property consists of two former homes that were thoughtfully converted into one substantial dwelling approximately forty years ago. The result is a home of significant scale and versatility, meticulously maintained and presented to a high standard throughout.

The ground floor is designed for both comfortable family life and effortless entertaining. At the heart of the home is a contemporary kitchen featuring a central island with a breakfast bar. This space is equipped with integrated AEG appliances, including a double oven, five-ring gas hob with extractor, a dishwasher, and under-counter fridge. Adjacent to the kitchen is a large utility room that provides space and plumbing for an American-style fridge freezer, a washing machine, and a dryer. The living areas are equally impressive, offering a seamless flow between the formal sitting room and the dining area.

On the first floor, the property continues to impress with four exceptionally spacious double bedrooms. The primary suite is served by a large en-suite bathroom, while the remaining bedrooms share access to a modern shower room. Significant additional storage is provided by a substantial eaves storage area accessible directly from the fourth bedroom.

The exterior of the property is a particular highlight, occupying a vast plot that transitions from a spacious courtyard into a sprawling lawn. The gardens lead directly down to the water's edge, where the property benefits from its own private mooring space on the canal. Adding further value is a detached brick-built annexe, which currently houses a gym and bar area on the ground floor with a versatile fifth bedroom or guest suite located above. This unique home represents a superb opportunity for those seeking a characterful property with extensive outdoor space and a picturesque waterside setting



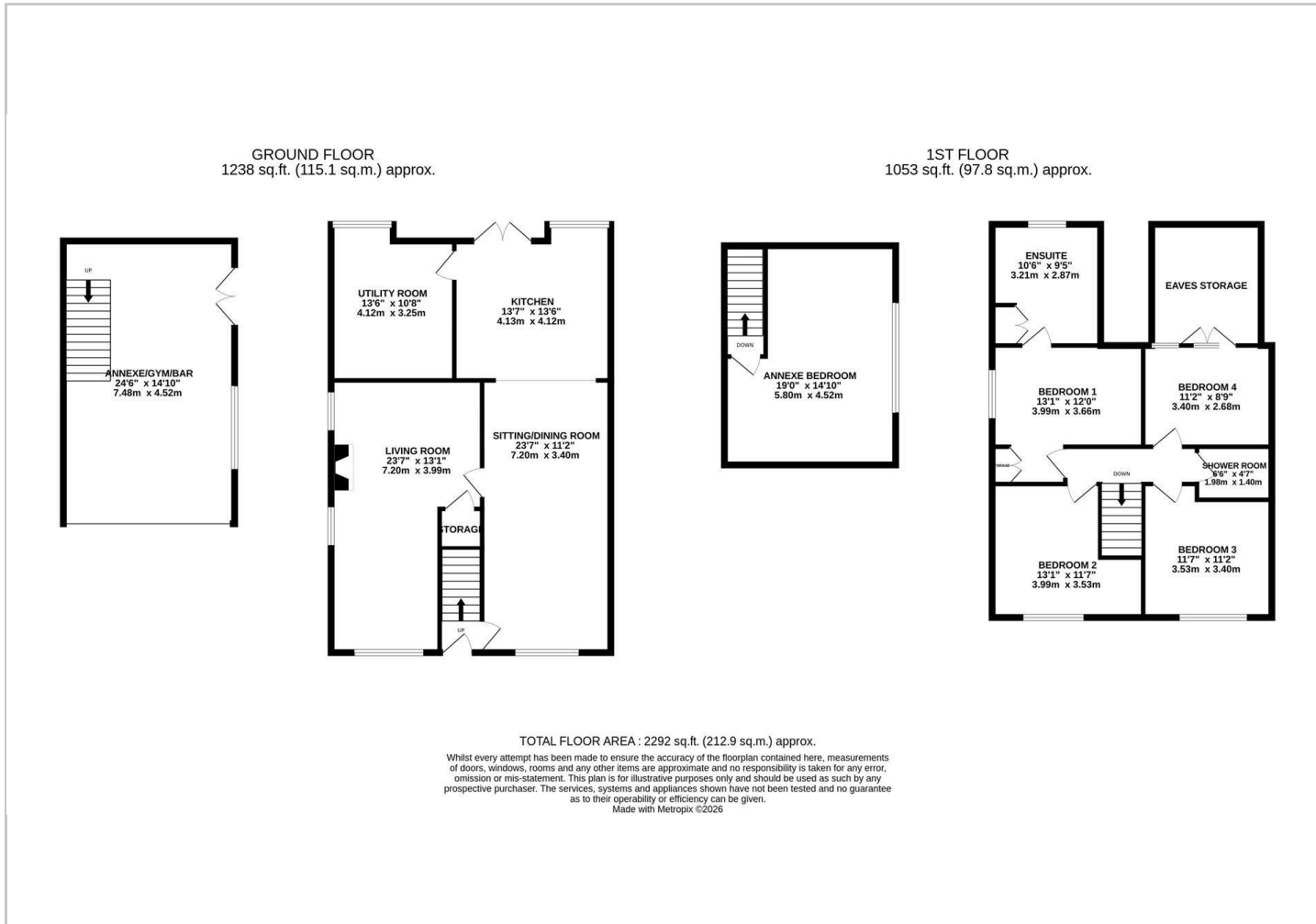


Directions

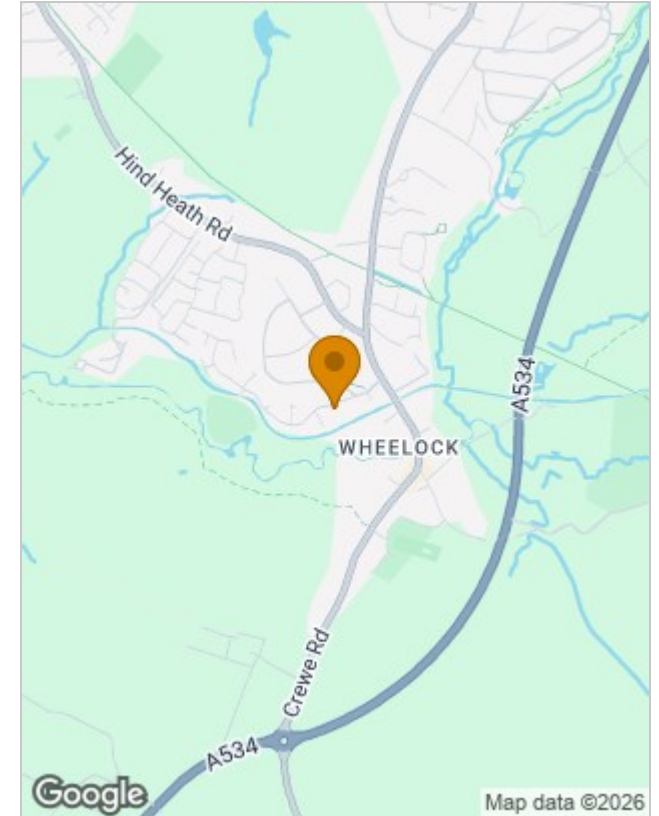




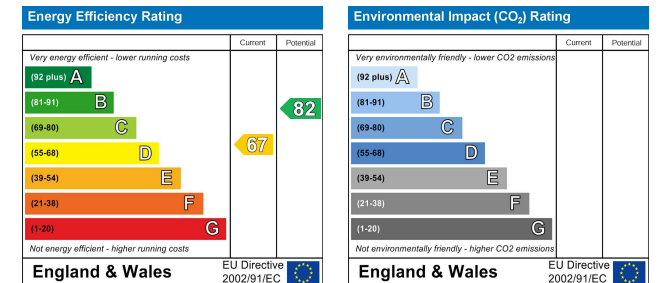
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.