



**GASCOIGNE  
HALMAN**

NORTH LODGE, BRERETON PARK

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THE AREAS LEADING ESTATE AGENT



## NORTH LODGE, BRERETON PARK

**£1,150,000**

Opportunities do not arise very often, to purchase a stunning home in the most tranquil setting within Brereton Park, surrounded by Cheshire countryside.

Brereton Park is a most sought after location being just a short distance from Holmes Chapel and Sandbach.

Through the arch of Brereton Lodge, continue into Brereton Park where this particular property can be found. Having been very well maintained over the years by the current owner to showcase an immaculate home with many character features.

Approached through double timber five bar gates, this impressive home has views over its own grounds along with the Cheshire countryside beyond.

The large welcoming hallway with its Oak staircase to the first floor with inset shelving, has a stone floor which continues into the living room and kitchen diner. The living room has a log burning stove and sliding doors opening to the garden. The kitchen area is fitted with a range of units along with an electric AGA and space for appliances. A concealed walk in pantry is an absolute delight for any buyer, while the dining area has a log burning stove. Double doors from the kitchen lead to the garden, off the kitchen is a very useful utility room. The hallway also opens to the downstairs wc and study.





To the first floor, passing cleverly thought out open shelving and window seat, all rooms are accessed off this spacious landing, including two bathrooms with pocket doors - one being a shower room with large shower enclosure, the other being the main bathroom with a free standing roll top bath. There are three double bedrooms all with views over fields.

Externally, the property stands in its own spacious enclosed grounds, yet still appreciates the views beyond. A timber workshop has plumbing and insulation, currently being used as a wash room and storage, a timber framed cabin with vaulted ceiling can offer a variety of uses as an entertaining space, home office or gym as currently used while a second timber summer house has power and lighting.

This home is stunning, very well maintained and presented with the most enviable setting. Available for sale with no upward chain

#### **DIRECTIONS**

CW11 1RX - Brereton Park, Brereton

#### **LOCATION**

Brereton is situated just outside of Holmes Chapel which provides an array of individual shops, including a delicatessen, butchers and bakers and several public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 or 17 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors, with Brereton Primary School being just a short walk from this particular property. The leisure centre in Holmes Chapel provides for most sporting activities

#### **TENURE**

Freehold

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **VIEWING**

Viewing strictly by appointment through the Agents.

#### **LOCAL AUTHORITY**

Cheshire East, council tax band G

#### **ENERGY PERFORMANCE RATING**

EPC Rating E

GROUND FLOOR  
1376 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2241 sq.ft. (208.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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HOLMES CHAPEL OFFICE

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