



**GASCOIGNE  
HALMAN**

OAKWOOD COTTAGE, LONDON ROAD, HOLMES  
CHAPEL

THE AREAS LEADING ESTATE AGENT

| £440,000

A beautifully presented and much improved semi-detached property within easy access to the centre of Holmes Chapel with a refitted en-suite and kitchen, tastefully presented throughout and views over Cheshire farmland

Located approximately 10 minute walk to the centre of Holmes Chapel, this stunning home has been enhanced by the current owners to offer ready to walk into accommodation.

This attractive rendered property, set behind electric gates with ample parking on the gravel driveway, has views over fields to both the side and the rear.

This double fronted property boasts two reception rooms, the living room with log burning stove and double doors to the dining room, which in turn has sliding doors leading to the garden. A previous extension forms the sitting room which has French doors opening to the south facing paved patio with electric awning to shade from the glorious sunshine.

The kitchen diner has to be the heart of the home, its absolutely stunning, in with modern grey units and a sparkle granite effect work surface, integrated appliances and space for a large Rangemaster. A door from the kitchen leads to the side patio.

To the first floor there are four bedrooms, the main bedroom with French doors and a Juliette balcony overlooking the fields, along with a three piece modern white en-suite shower room.

There are two further double bedrooms along with a single bedroom, currently used as a dressing room or would be an ideal home office, located at the rear of the house overlooking the farmland. The main bathroom is fitted with a three piece white suite.

As mentioned, a gravel driveway to the front, has a picket fence and gate to the side Indian Stone patio with its southerly aspect and views over fields, this patio leads to the rear garden which is mainly laid to

lawn with post and rail fencing and a gravel patio area.

A freehold property which must be viewed to be appreciated.

#### DIRECTIONS

CW4 8AX - London Road, Holmes Chapel

#### LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 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 and the leisure centre provides for most sporting activities.

#### TENURE

Freehold

#### ENERGY PERFORMANCE RATING

EPC Rating C

#### LOCAL AUTHORITY

Cheshire East Band D

#### 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.

## HOLMES CHAPEL OFFICE

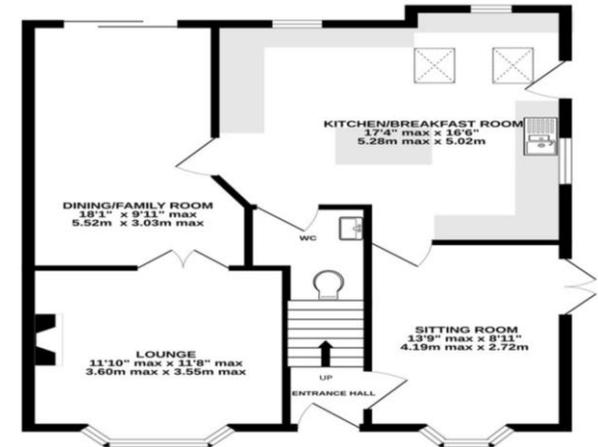
01477 417000

holmeschapel@gascoignehalman.co.uk

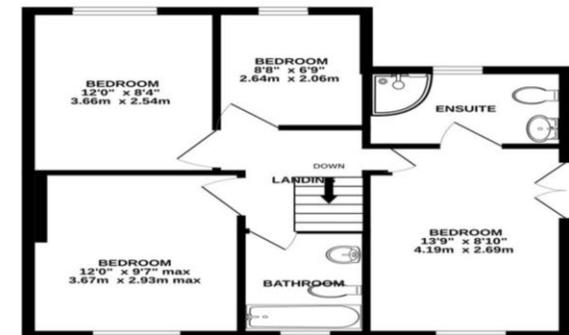
14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE  
HALMAN**

GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.