



Sandstone Lane, Tarporley



27 Sandstone Lane

Tarporley, CW6 9HD

This beautifully presented three-bedroom semi-detached home offers a superb modern layout, perfectly suited to contemporary living. Situated on a quiet cul-de-sac road and located less than a mile from Tarporley High Street, the property enjoys a peaceful setting with the added benefit of a private, south-facing rear garden backing onto woodland. With two off-road parking spaces and stylish interiors throughout, this is an ideal home for families and professionals alike.

- Stylish, modern layout ideal for everyday living
- Three Bedrooms, Two Shower/Bathrooms
- Immaculately presented throughout
- Spacious kitchen/dining area with contemporary fittings
- Within walking distance of Tarporley High Street
- French doors opening onto a south-facing garden
- Woodland views providing privacy and a tranquil backdrop
- Two off-road parking spaces

Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector located in the surrounding area. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

Accommodation

Upon entering, you are welcomed by a bright **Entrance Hallway 1.9m x 1.6m**, offering practical space for coats, shoes, and storage. The generously sized **Living Room 4.2m x 3.7m** provides a comfortable and versatile space, easily accommodating a large corner sofa or multiple seating arrangements; perfect for both relaxing and entertaining. To the rear, the heart of the home is the impressive **Kitchen/Dining Room 2.9m x 4.7m**, a light-filled and sociable space ideal for family life. The kitchen features a range of modern shaker-style units and integrated appliances including built in oven, 4 burner gas hob, fridge freezer, dishwasher, and washing machine. There is ample space for a six-seater dining table, while French doors open directly onto the **South facing rear garden**, creating a seamless indoor-outdoor flow. A convenient ground floor **Cloakroom** with WC and wash basin is located just off the kitchen, along with a useful **Under-stairs Storage Cupboard**.



First Floor

To the first floor, the property offers three well-proportioned bedrooms. The **Principal Bedroom 2.8m x 3.7m** benefits from a modern **En-suite Shower Room**, with WC, and wash basin. **Bedroom Two 2.65m x 3.3m** is a spacious double, while **Bedroom Three 2m x 3.5m** is a comfortable single—both enjoying views over the garden and woodland beyond, with plenty of natural afternoon light. Bedrooms Two and Three are served by a **Family Bathroom** fitted with a panelled bath with overhead shower, WC, and wash basin. The property also benefits from **Loft access**, providing additional storage.

Externally

To the front, the property offers **Two off-road parking spaces** and gated side access leading to the **South facing rear garden** with a combination of patio and lawn areas ideal for outdoor dining, entertaining, and family activities. There is ample space for children's play equipment, as well as a timber shed for additional storage. Backing onto woodland, the garden enjoys a high degree of privacy and a peaceful, open outlook.

Tenure: Freehold

Services: Mains water, electricity and drains. Gas central heating (Combi boiler).

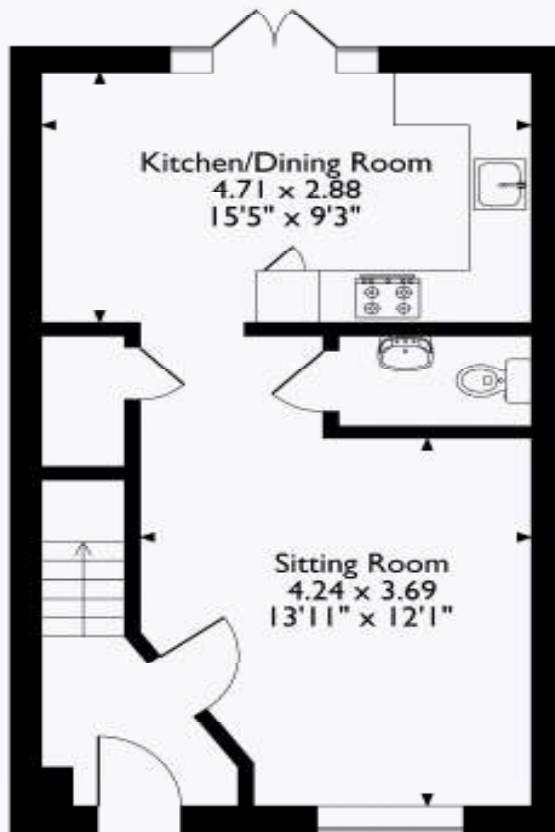
Directions

What3words – [parade.bicker.calibrate](#)

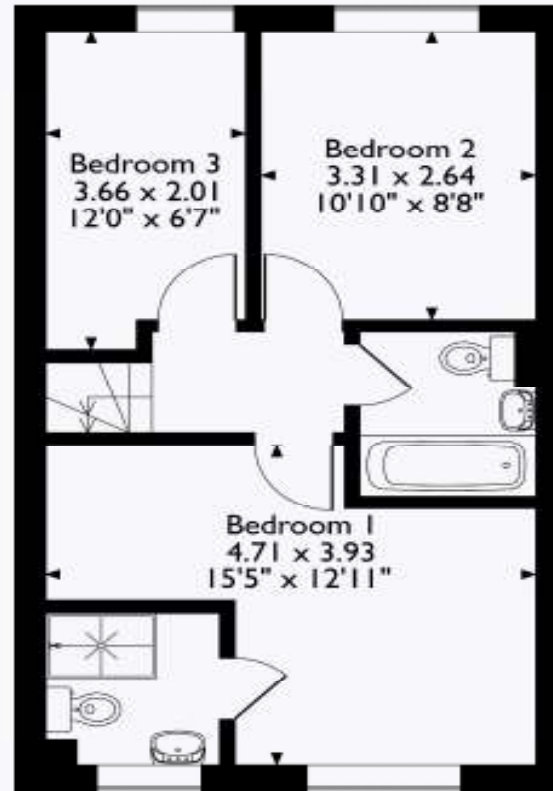
From Cheshire Lamont's office, proceed down the High street (past The Swan) and take a left after the Spa garage on to Eaton Road. Past the High School take the 3rd right onto Bowmere Road. This road takes a sharp right and turns into Brook Rd, from here take the 2nd right onto Sandstone Lane. The property will be found 100m on the left.



Approximate Gross Internal Area 862 sqft/80 sqm

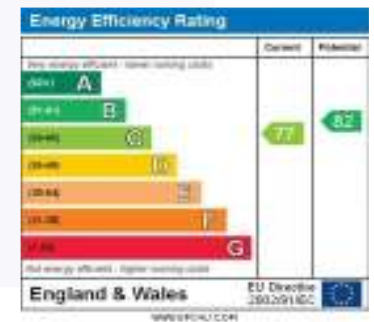


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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