



**Stunning Countryside Views**

**Immaculate, Move-in Ready**

**Three Versatile Reception Areas**

**Exceptional Open-Plan Kitchen with Bi-fold Doors**

**Four Spacious Bedrooms**

**Generous Garden & Patio**



## Introduction

Location, lifestyle, and a view you'll never tire of.

From the moment you arrive, it's clear this is somewhere special, but it's the uninterrupted rear aspect that truly sets this home apart. Imagine unwinding at the end of the day, looking out across rolling Cheshire farmland, with the tree-lined Dane Valley providing a stunning natural backdrop that changes beautifully with the seasons. This handsome double-fronted home has been thoughtfully extended to embrace that outlook and create a space perfectly suited to modern family life. The result is a home that balances style, comfort, and practicality, offering generous, ready-to-move-into accommodation designed for both everyday living and entertaining. Step inside and you're welcomed by a bright, inviting hallway, setting the tone for what's to come. To one side, the lounge offers a cosy yet spacious retreat, ideal for relaxing evenings, flowing effortlessly into a dining area made for hosting friends and family. But it's to the rear where this home truly comes into its own. The stunning open-plan kitchen, living and dining space is designed to be the hub of the home. Whether it's morning coffee at the island, family dinners around the table, or summer evenings with the bi-fold doors thrown open, this is a space that brings people together. The striking range cooker, sleek granite worktops and the comprehensive range of eye-catching units make it as functional as it is beautiful, while the dual sets of bi-fold doors blur the line between inside and out, framing those incredible views at every opportunity. A separate study or playroom provides flexibility for home working or growing families, while the utility room and WC add everyday convenience. Upstairs, the sense of space continues. The principal bedroom is a peaceful retreat, perfectly positioned to make the most of those far-reaching views, waking up here is something truly special. With fitted wardrobes and a stylish en-suite, it offers a touch of everyday luxury. Three further bedrooms provide plenty of space for family, guests, or even a second home office, all served by a contemporary family bathroom. Outside, the lifestyle on offer really comes to life. The generous patio is made for summer barbecues, evening drinks and long weekends spent outdoors, while the lawn provides plenty of space for children to play. And always, that view, open, calming and ever-changing, reminds you just how special this setting is. With a detached double garage, ample parking, and no onward chain, this is more than just a house, it's a home designed to be enjoyed, inside and out.

EPC Rating- C

Council Tax Band – F – Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Entrance Hallway

Setting the tone for the home, featuring a turning staircase with open spindle balustrade rising to the first floor, complemented by highly polished tiled flooring. From here, access is provided to the lounge, study, WC and the impressive open-plan living kitchen.

### Lounge 17' 5" x 11' 10" (5.30m x 3.60m)

The generous lounge occupies one side of this attractive double fronted home, offering a superbly proportioned living space that flows in an L-shape into the dining area, ideal for both relaxing and entertaining. A central feature fireplace creates a natural focal point, complete with an attractive surround, cast iron inset and marble hearth, housing a real open fire. Double doors lead through to the extended open plan living kitchen, seamlessly connecting the more traditional and contemporary living spaces.

### Dining Area 10' 5" x 10' 7" (3.17m x 3.22m)

Seamlessly open plan to the lounge, the good sized dining area offers ample space for freestanding furniture. Two sets of double doors open to the inner hallway and the other to the impressive open plan living kitchen.

### WC

Fitted with a matching two piece suite comprising: Low-level WC and wall mounted wash hand basin, finished with continuation of the highly polished tiled flooring.

### Study 7' 2" x 9' 2" (2.18m x 2.79m)

Currently used as a home study, this versatile room would also make an ideal family or playroom. It features a window to the front aspect and continuation of the polished tiled flooring throughout.

### Inner Hallway

The inner hallway provides access to the utility room and leads to the open plan living space.

### Utility Room 9' 11" x 6' 3" (3.02m x 1.90m)

A spacious utility room featuring a base and wall unit with work surface over, space for freestanding appliances and home to the Vaillant gas central heating boiler, all finished with the continuation of the polished tiled flooring.

### Open Plan Living Kitchen, Family Room 11' 10" x 31' 11" (3.60m x 9.72m)

Simply stunning, this extended space seamlessly combines kitchen, family and dining areas, creating the perfect hub for modern living. The kitchen occupies one side and features a comprehensive range of bespoke light grey "Shaker" style units, arranged around a six-ring Smeg gas range cooker with two ovens and grill. A corner cupboard opens to reveal a well-organised pantry, offering excellent storage. At the heart of the kitchen, a contrasting grey breakfast island houses an inset Belfast style sink with a Swan neck chrome mixer tapware, integrated dishwasher and the wine cooler, with space for several seats, ideal for casual dining or entertaining. Additional integrated appliances include a Zanussi combination microwave oven. The room is filled with natural light from a skylight window and triple bi-fold doors that open onto the rear patio, creating a bright, airy space. Seamlessly open plan to the kitchen is the adjoining area, which is ideal for family seating or formal dining, with further set of bi-fold doors enhancing indoor outdoor living. Finished with elegant, tiled flooring throughout, this space is both practical and visually striking.

### First Floor Landing

A beautifully presented landing with open spindle balustrade sweeping around the part galleried landing, providing access to all bedrooms and the family bathroom, with a window flooding the space with natural light.

### Master Bedroom 10' 9" x 13' 6" (3.27m x 4.11m)

Set to the rear aspect, the generous master bedroom enjoys stunning views over Cheshire farmland and the Dane Valley beyond. This well proportioned room features double wardrobes along one wall and a door leading through to the stylish en-suite shower.

### Master En-Suite

A stylish en-suite shower room fitted with a matching three piece suite, comprising: Double width walk-in shower with fixed glazing and dual head showers, one drencher style and one traditional riser shower, together with a low-level WC and a sleek vanity unit with drawers and inset hand wash basin with chrome mixer tapware. The room is completed with striking, contemporary tiling throughout and heated towel rail.

### Bedroom Two 10' 9" x 10' 3" (3.27m x 3.12m)

The second double bedroom, also located to the rear, enjoys the stunning views and features a built-in double wardrobe.

### Bedroom Three 8' 5" x 10' 2" Max (2.56m x 3.10m)

The third double bedroom, positioned at the front of the home, features a built-in double wardrobe.



#### Bedroom Four 6' 6" x 8' 11" (1.98m x 2.72m)

The fourth bedroom is located at the front of the home, ideal as a single bedroom, nursery, or second home office.

#### Family Bathroom

The stylish family bathroom features a matching three-piece suite, including a panelled bath with chrome mixer tapware and handheld shower attachment. A vanity unit houses a concealed low-level WC, while an additional vanity unit provides storage and incorporates an inset hand wash basin with chrome mixer tapware. The room is finished with elegant wall tiling and striking tiled flooring.

#### Externally

Externally, this property enjoys a truly enviable plot, perfectly combining practicality and lifestyle. The front garden, mainly laid to lawn, leads to the welcoming main entrance, while a double driveway to the side provides ample parking and access to the detached double garage. To the rear, the garden is nothing short of spectacular. An extensive paved patio provides the ideal setting for summer entertaining, al fresco dining, or simply enjoying a morning coffee while taking in the peaceful surroundings. The generous lawn offers space for children to play or for pets to roam, but the real showstopper is the far-reaching view over Cheshire farmland and the Dane Valley, truly a setting where the garden feels as if it stretches into the countryside beyond, offering tranquillity, privacy, and a constant connection to nature.

#### Double Garage 18' 3" x 16' 4" (5.56m x 4.97m)

The detached double garage is perfect for cars or storage, featuring twin up and over doors, lighting and power, with a convenient side door providing direct access to the rear garden.



#### Location

This attractive and highly sought-after development, built by Wain Homes and Bryant Homes, forms part of the charming parish of Cranage, ideally positioned on the outskirts of Holmes Chapel village. The approach to the development is particularly distinctive, featuring open green spaces and mature tree lined surroundings. The thoughtfully designed layout creates a truly rural atmosphere, enhanced by a large central green, children's play area, and football pitches, perfect for family life, outdoor activities, and dog walking. Cranage Village Hall serves as a welcoming community hub, while Cranage Hall Hotel & Spa offers excellent leisure and sports facilities, both conveniently located nearby. For those who enjoy the outdoors, the nearby Dane Valley provides beautiful countryside walks, showcasing some of Cheshire's most picturesque landscapes. Excellent schooling is available in the neighbouring village of Holmes Chapel, including two outstanding primary schools and comprehensive school. A school bus service operates to and from Holmes Chapel (please check with the schools or Cheshire East Council for further details). Ideal for commuters, Junction 18 of the M6 motorway is just a short drive away, providing easy access to the wider motorway network. Manchester International Airport is approximately a 40-minute drive, while Holmes Chapel railway station offers direct links to the airport and Crewe's mainline station. For leisure, Woodside Golf Club featuring a licensed clubhouse and driving range is just a few minutes' drive from the development.

#### Tenure

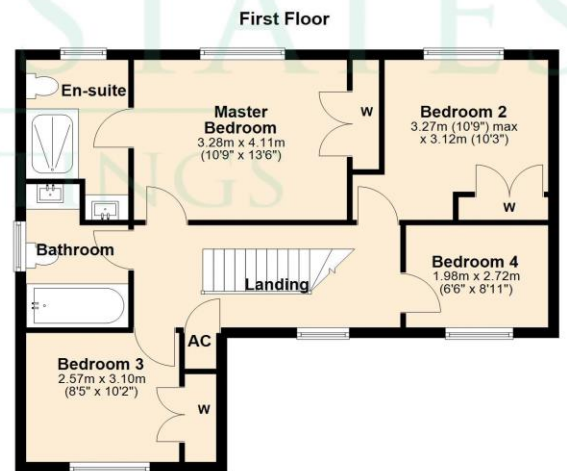
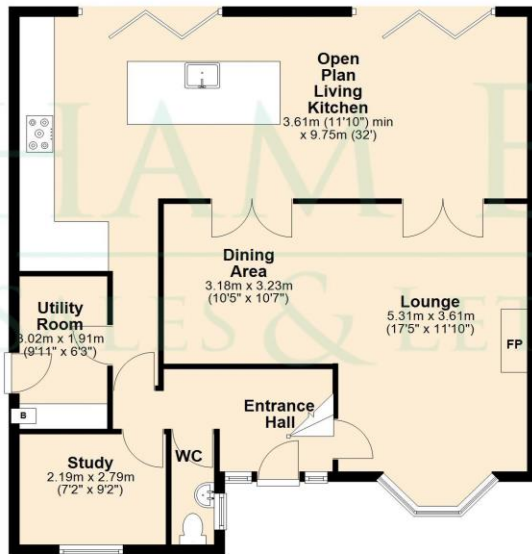
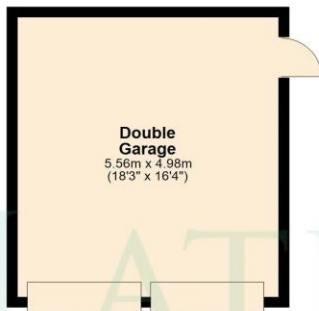
We have been informed the property is Freehold  
Correct at the time of listing  
We recommend you check these details with your  
Solicitor/Conveyance

### Directions

From our office: 16 The Square CW4 7AB, travel north on the A50 to the mini roundabouts, take the second exit sign posted Knutsford, continue along the A50 past The Vicarage Hotel on the right, take the next turning left onto Needham Drive, continue along, taking the first turning on the left hand side onto Needham Drive, travel along where the property can be found on the left hand side, easily identified by our Latham Estates For Sale Sign.  
(Sat Nav uses CW4 8FB) Viewing strictly by appointment.



Ground Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only. Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.