



**Ashdown, Sandy Lane, Weaverham, Cheshire,
CW8**

Offers Over: £750,000

Freehold

Occupying a generous plot on the highly sought-after Sandy Lane in Weaverham, this magnificent five bedroom detached period home seamlessly blends timeless character with modern family living. Set behind a substantial lawned frontage, the property enjoys an impressive presence with ample off road parking and beautifully maintained grounds, creating an outstanding first impression from the moment of arrival.

Stepping inside, you are welcomed by a stunning entrance hallway that immediately showcases the home's wealth of original charm and elegant styling. Featuring a striking black and white tiled floor, attractive panelled walls, and an abundance of period features, this impressive space sets the tone for the accommodation beyond. High ceilings, tasteful decor, and carefully preserved character details can be found throughout the property, enhancing its warmth and sophistication.

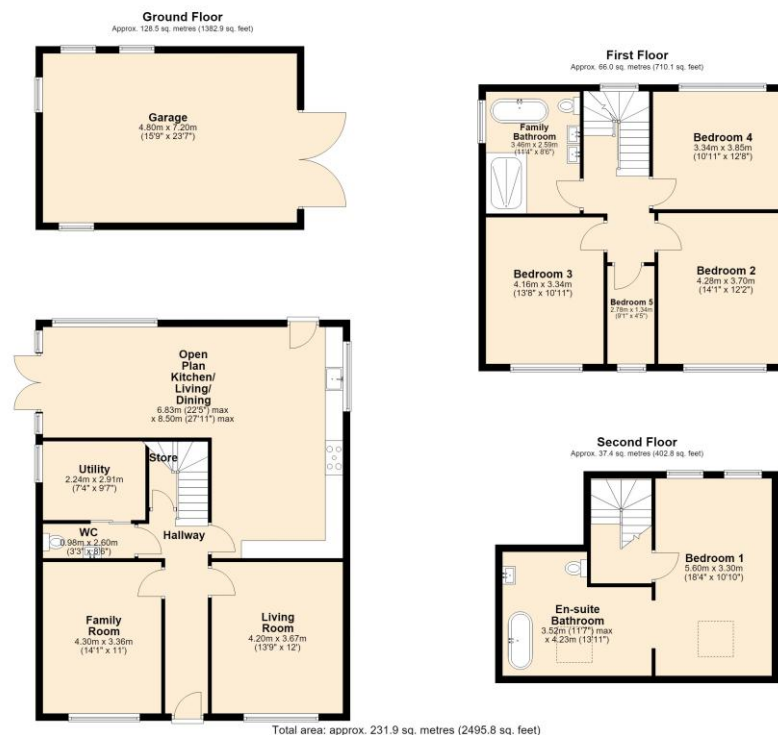
Positioned to the right of the hallway is the elegant main living room, a beautifully proportioned space flooded with natural light from a large feature window. The room boasts high ceilings and a charming wood burning stove, creating a wonderful focal point and a cosy atmosphere during the cooler months. Opposite, a second reception room mirrors the generous proportions of the living room and also benefits from a wood burner, making it an ideal family room, formal sitting room, or additional entertaining space.

Continuing through the ground floor, a practical utility room and downstairs WC are conveniently positioned before entering the heart of the home. The spectacular open plan kitchen, living, and dining area has been thoughtfully designed to create a truly impressive family space. Flooded with natural light from a stunning ceiling lantern and French doors opening onto the garden, this expansive room is perfectly suited to modern living and entertaining. The beautifully appointed kitchen features a comprehensive range of integrated appliances, an impressive range cooker, and an abundance of storage within its extensive cabinetry, ensuring both style and practicality.

The first floor offers four well-proportioned bedrooms, comprising three generous doubles and a versatile single bedroom. The two principal double bedrooms to the front of the property are particularly attractive, each benefiting from large windows and charming feature fireplaces that further enhance the home's period appeal. To the rear, a spacious double bedroom provides excellent accommodation for family members or guests, while the single bedroom offers flexibility as a nursery, dressing room, or home office. Serving this floor is a truly stunning family bathroom, beautifully presented with elegant wallpaper, decorative panelling, dual wash basins, a large shower enclosure, and a luxurious freestanding bath, creating a spa like retreat within the home.

Occupying the entire second floor is the magnificent principal suite. This exceptional space offers a peaceful sanctuary, flooded with natural light from both dual aspect and Velux windows. The room benefits from a dedicated dressing area and a luxurious ensuite bathroom, complete with a freestanding bath, stylish tiled flooring, and high-quality fittings, providing the perfect place to relax and unwind.

Externally, the property continues to impress with its substantial rear grounds. The generous garden offers an outstanding amount of outdoor space, featuring extensive lawned areas ideal for families and entertaining. A gravelled section provides additional versatility, while the attractive Indian stone patio creates the perfect setting for outdoor dining and summer gatherings. Completing this exceptional outdoor space is a large detached garage, providing excellent storage, workshop potential, or secure parking.



- Freehold
- EPC TBC
- Council Tax Band G





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