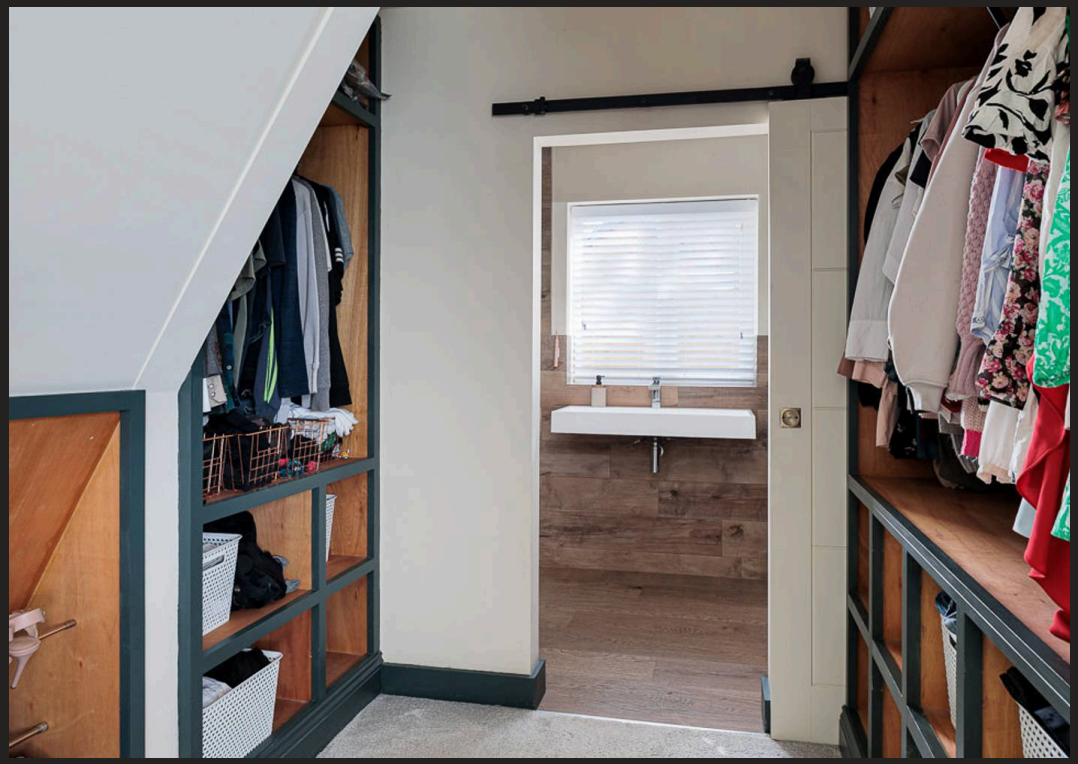
Stuart Rushton & COMPANY

# Freshfields Hermitage Lane, Goostrey/Cranage - CW4 8HB

Guide Price **£995,000**



Evelyn

MATILDA

# Freshfields Hermitage Lane

## Cranage/Goostrey, Crewe

- Superb detached home on highly desirable Hermitage Lane, surrounded by bespoke individual properties
- Comprehensively extended, reconfigured and refurbished to create a beautifully finished modern home
- Approximately 2,929 sq ft of versatile accommodation arranged over two floors
- Exceptional open-plan living/dining/kitchen space, ideal for modern family life and entertaining
- Three ground-floor bedrooms, including a principal bedroom with dressing room, alongside a family bathroom
- First-floor living room/study extending to almost 37ft, plus a dedicated gym
- Wet underfloor heating throughout the ground floor and extensive off-road parking with a deep frontage and electric gates
- Beautifully landscaped gardens with open-field views, large entertaining patio, built-in pizza oven and substantial pergola

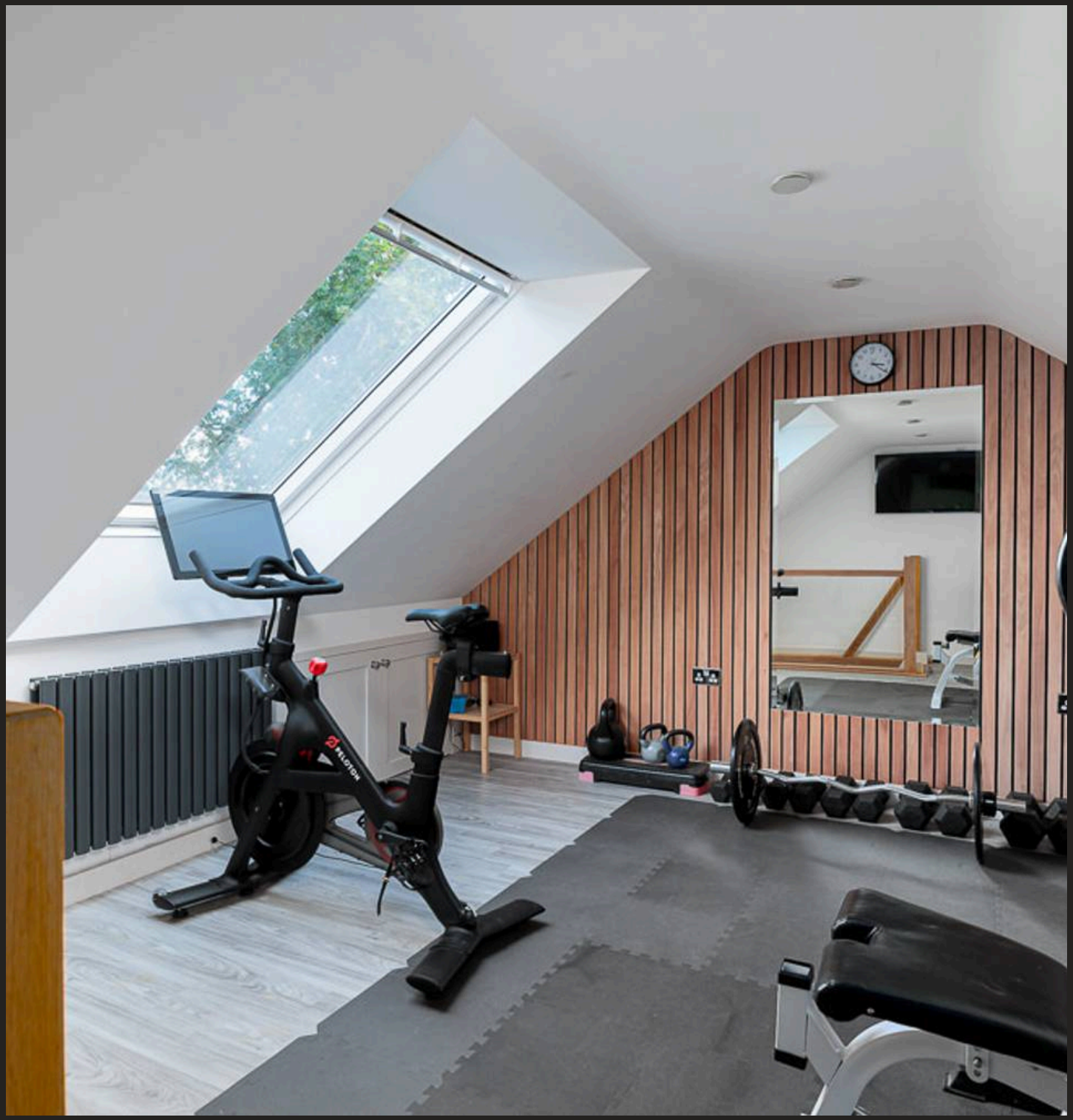
Freshfields is a truly exceptional detached home, occupying a superb position on Hermitage Lane, one of the area's most desirable roads, renowned for its collection of individually designed and bespoke detached properties.
Having undergone a comprehensive scheme of extension, reconfiguration and improvement, the house has been completely overhauled and reimagined to create a beautifully finished and exceptionally versatile home designed around modern family living.

The result is a property that combines generous proportions with a contemporary, open-plan layout, whilst making the very most of its enviable position, with far-reaching open-field views, excellent privacy and a particularly deep frontage, accessed via electric gates, providing extensive and secure off-road parking.

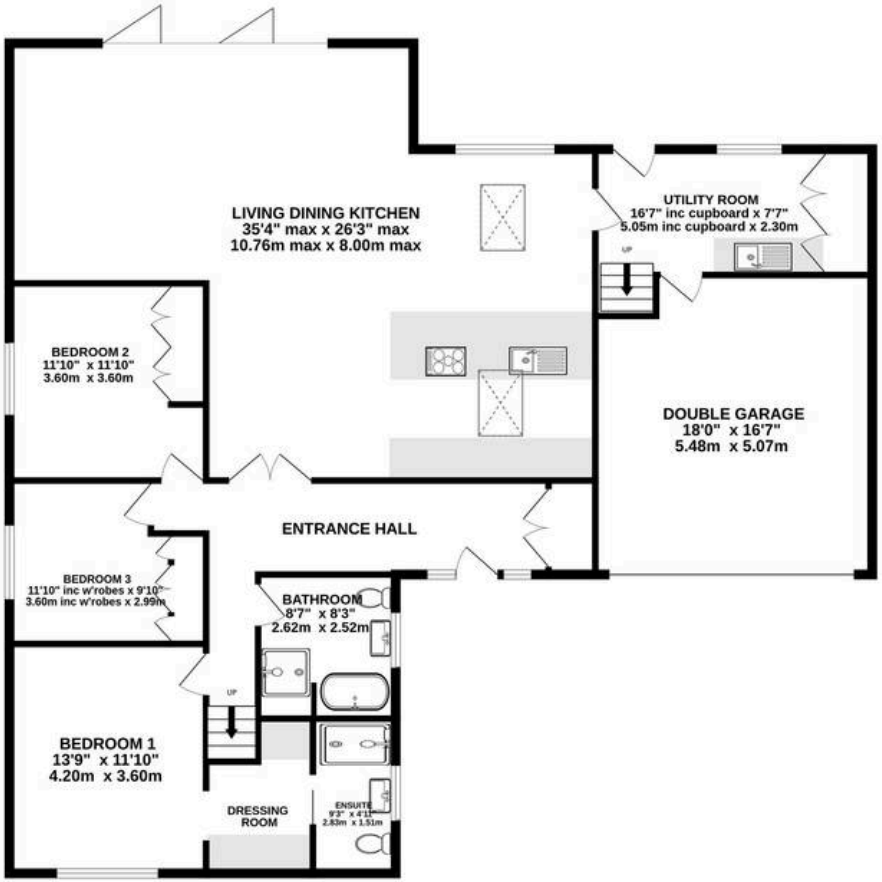
Extending to approximately 2,929 sq ft, the accommodation is arranged over two floors. The ground floor is centred around an impressive open-plan living, dining and kitchen space, creating a superb hub for everyday family life and entertaining. The kitchen is beautifully integrated into the wider living space, whilst three well-proportioned bedrooms, a family bathroom, dressing room and utility room provide excellent flexibility. The ground floor also benefits from wet underfloor heating throughout.

The first floor is accessed via an attractive paddle-style staircase and provides a remarkable additional level of accommodation, including a large living room/study of almost 37ft in length and a separate gym. This flexibility makes the house particularly well suited to those requiring generous home-working, entertaining, leisure or family space.

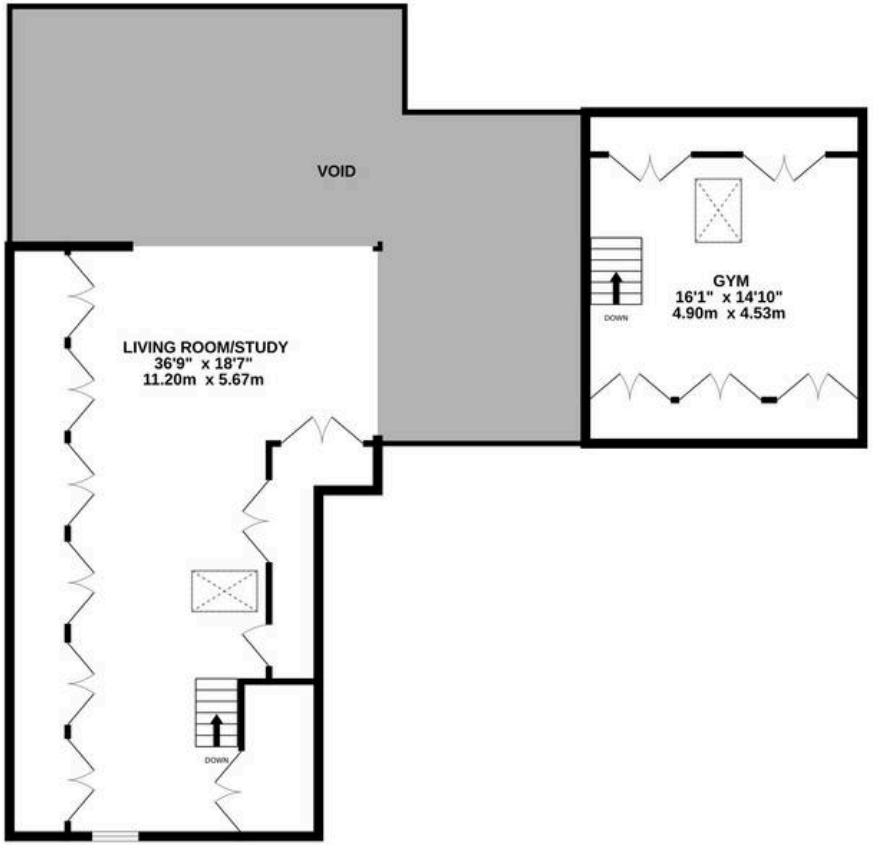
Outside, the property continues to impress. The beautifully landscaped gardens provide a wonderful private setting, with the rear garden particularly well designed for entertaining and family enjoyment. A large sprawling patio, built-in pizza oven and substantial pergola create an exceptional outdoor living area, while the surrounding gardens provide plenty of space and privacy.



GROUND FLOOR
1891 sq.ft. (175.6 sq.m.) approx.




1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.




TOTAL FLOOR AREA : 2929 sq.ft. (272.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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