



Henbury
The Barley, Curtis Farm, Chelford Road

 **IRLAMS**
of Knutsford



Henbury, SK11 9PG
Chelford Road
Prices from £750,000



The Property

A stunning five-bedroom home combining space, light, and modern sophistication. The open plan kitchen, living and dining area opens to the garden, joined by a lounge, versatile garden room, ground-floor bedroom, WC and utility. Upstairs, the master suite includes an en-suite and dressing area, with three further doubles and a luxurious family bathroom.

Designed for comfort and contemporary style, this home defines modern luxury living. Discover a place where life comes naturally. Nestled in a serene semi-rural setting, this charming community blends tranquil countryside views with thoughtfully designed on-site facilities, creating the perfect balance of beauty, convenience, and a life well-lived.

Designed with care for the future, the scheme embraces sustainability through energy-efficient homes, eco-conscious materials, and thoughtful landscaping that harmonises with the natural surroundings.

Directions

From Knutsford Town Centre proceed along the A537 for approx 9 miles passing the rail station continue along Chelford Road passing through Ollerton and Marthall where the entrance to the development will soon be seen on your left.

- Stunning new build property situated in a serene semi-rural location
- Embracing sustainability through energy-efficient homes using eco-conscious materials
- Spacious & flexible contemporary living
- Open plan living dining kitchen
- Downstairs WC & utility
- Five generous bedrooms
- Two bathrooms (one en-suite)
- Beautiful, enclosed private garden
- Off road parking & EV charging point
- Option to personalise your home with custom finishes



Postcode – SK11 9PG

Tenure – Freehold

Local Authority – Cheshire East

Council Tax – Band TBC



Scheme Map

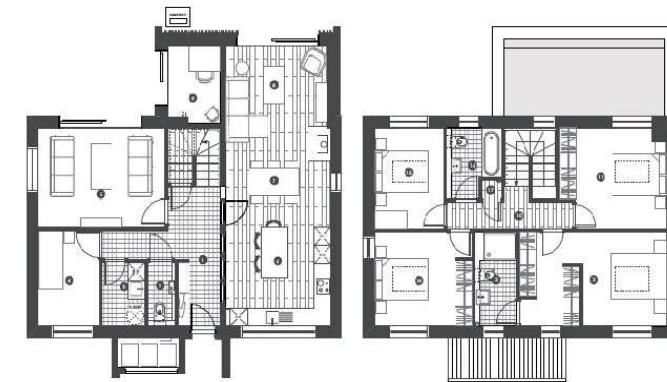


The Barley

A stunning five-bedroom home combining space, light, and modern sophistication. The open-plan kitchen, living, and dining area opens to the garden, joined by a lounge, versatile garden room, ground-floor bedroom, WC, and utility.

Upstairs, the master suite includes an en-suite and dressing area, with three further doubles and a luxurious family bathroom. Designed for comfort and contemporary style, this home defines modern luxury living.

1. Boot Room	4.8 x 3.1 142sq ft
2. WC	2.1 x 1.0 22sq ft
3. Laundry	2.1 x 1.5 34sq ft
4. Bedroom 5 / Study	3.1 x 2.2 20sq ft
5. Lounge	4.5 x 3.3 157sq ft
6. Kitchen	3.6 x 3.2 131sq ft
7. Dining	5.8 x 2.4 149sq ft
8. Living	3.7 x 3.5 138sq ft
9. Garden Room	2.5 x 2.0 54sq ft
10. Landing	4.5 x 3.3 162sq ft
11. Bedroom 3	3.6 x 3.3 136sq ft
12. Master Bedroom	5.3 x 3.1 172sq ft
13. Ensuite	3.3 x 1.5 49sq ft
14. Bedroom 2	3.5 x 3.0 115sq ft
15. Bedroom 4	3.3 x 2.5 89sq ft
16. Bathroom	2.3 x 2.0 49sq ft
17. Store	0.7 x 0.6 5sq ft



103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) 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;
- (b) 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 lessees 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;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property;
- (d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything you feel crucial before you proceed with the purchase of this property.



IRLAMS
of Knutsford