

LATHAM ESTATES
SALES & LETTINGS

Danefield Road
Holmes Chapel

Guide Price £550,000



Stunning Countryside & Dane Valley Views

Five Well-Proportioned Bedrooms

Three Generous Reception Areas

Extended Detached Family Home

Spacious Kitchen with Rear Outlook

Master with En-Suite & Dressing Area



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Introduction

If you're searching for a home with a truly exceptional view, look no further. This deceptively spacious detached family home has been thoughtfully extended to create generous, versatile accommodation, all perfectly positioned to take full advantage of one of the most sought-after outlooks in Holmes Chapel stretching across rolling Cheshire farmland and the tree-lined Dane Valley. Designed with modern family living in mind, the property offers three substantial reception areas, a generous kitchen and five well-proportioned bedrooms, including an impressive principal suite with a sizeable en-suite. Light, space, and those ever present views combine to create a home that feels both welcoming and uplifting. The tour begins with the entrance hallway, leading through to a bright open plan dining area that flows seamlessly into a rear family space, perfectly positioned to enjoy the stunning outlook. The generously sized lounge benefits from a triple aspect, with French doors opening onto the patio, creating an ideal space for both relaxing and entertaining. The spacious kitchen is well planned with a comprehensive range of modern units and once again, enjoys that beautiful rear aspect. To the first floor, a sweeping landing provides access to all bedrooms and the family bathroom. The principal bedroom is a standout feature, enjoying a triple aspect to fully appreciate the surroundings, along with a dressing area and stylish en-suite. A ground floor cloakroom and integral garage complete the accommodation. Externally, the property sits behind a neat ever green hedge, hiding the block-paved sizable driveway providing ample private off-road parking. The rear garden is a true highlight, beautifully arranged with a raised patio ideal for al fresco dining and entertaining. The central generous sweeping lawn leads down to a further terrace patio perfectly positioned to catch the afternoon sun. Offering views across open countryside and farmland. This is a garden designed to be enjoyed, offering space, privacy, and a real connection to the landscape beyond.

EPC Rating – C Council Tax Band – E – Cheshire East Tenure - Freehold

ACCOMMODATION

Entrance Hall

An attractive composite front door opens into the hallway, which then provides access to the cloakroom/WC and dining room. Completed with laminate flooring.

Cloakroom/WC

Delivering a matching two-piece suite comprising a low-level WC and corner wash hand basin, completed with laminate flooring.

Open Plan Dining Room 11' 1" x 14' 3" (3.38m x 4.34m)

A lovely, bright and versatile room, currently used as a dining room, with a window to the front aspect, allowing natural light to fill the space. A staircase with chrome balustrade rises to the first floor, with a useful understairs storage cupboard. The dining area sits open-plan to the family room, while a door leads through to the separate lounge.

Family Area 9' 6" x 9' 5" (2.89m x 2.87m)

A further versatile space, ideal as a family seating area, enjoying views over the rear garden and across Cheshire farmland and countryside beyond, with a door leading through to the kitchen.

Kitchen 8' 9" x 15' 9" (2.66m x 4.80m)

The well-planned kitchen offers a comprehensive range of oak effect wall, drawer and base units to deliver storage in abundance, complemented by contrasting granite work surfaces providing plentiful preparation space. An inset single drainer sink unit with swan-neck chrome mixer tap is perfectly positioned to enjoy the view. The range cooker takes pride of place, featuring a five-ring gas hob, grill, and double ovens, with a brush chrome splashback leading to the double width chimney style extractor fan above. There is ample space for freestanding appliances/ the kitchen is completed with tiled flooring and door giving access to the side aspect. A particular highlight is the outlook, with views over the rear garden and across Cheshire farmland beyond.

Lounge 20' 4" x 14' 6" (6.19m x 4.42m)

Impressive in both size and presence, this exceptional lounge is a standout feature of the home. Enjoying a triple aspect with windows to the front and side, along with French doors opening onto the rear patio, the room is flooded with natural light throughout the day. A central chimney breast adds an attractive focal point, awaiting a feature fire, allowing the next owner to tailor the space to their own style. A truly generous and inviting living area, ideal for both relaxing and entertaining.

First Floor Landing

The landing sweeps round, providing access to all bedrooms and the family bathroom.

Master Bedroom 13' 6" x 11' 4" (4.11m x 3.45m)

A fabulous principal bedroom with an open-plan dressing area, flooded with natural light and space. The bedroom area itself enjoys a dual aspect, with a window framing the stunning rear views and a further window to the side. A well-planned range of fitted wardrobes spans one wall, including a triple wardrobe and additional shelved cupboard, providing excellent storage.

Master Open Plan Dressing Area 7' 2" x 7' 4" (2.18m x 2.23m)

Seamlessly open plan to the main bedroom, this spacious dressing area provides the ideal space for additional wardrobes or dressing table. Completed with a window to the front aspect.

Master En-Suite Shower Room 6' 8" x 6' 10" (2.03m x 2.08m)

A most impressive and generously sized master three-piece en-suite shower room, featuring a smart suite with a double width corner walk in glazed shower unit enjoying mains mixer dual head showers, one fixed drench style and the second being a traditional riser style. set against a mosaic tiled inset for added detail. A floating style vanity unit with drawers houses the wash hand basin with chrome mixer tapware, while a low-level WC completes the suite. The room is finished with attractive tiled walls and flooring and includes a wall-mounted vertical chrome heated towel radiator.

Bedroom Two 11' 8" x 8' 4" (3.55m x 2.54m)

The second generous double bedroom is located at the front of the home and features a built-in over-stairs wardrobe/cupboard.

Bedroom Three 8' 11" x 9' 5" (2.72m x 2.87m)

The third generous double bedroom is located at the rear of the home and features a double built-in wardrobe and enjoys that view.

Bedroom Four 6' 2" x 13' 9" (1.88m x 4.19m)

Bedroom four is another good sized room, positioned at the front of the home.

Bedroom Five 8' 5" x 8' 4" (2.56m x 2.54m)

Bedroom five, currently used as a home office, is located to the rear and enjoys the stunning view over the garden and Cheshire farmland beyond.



Family Bathroom 5' 4" x 7' 0" (1.62m x 2.13m)

A smart family bathroom featuring a contemporary three-piece suite. Comprising: Panelled bath with an electric wall-mounted shower over and feature inset mosaic tile detail. The stylish fitted vanity unit provides storage and houses the inset hand wash basin with chrome mixer tapware, along with the concealed cistern low-level WC. This lovely bathroom is completed with attractive tiled walls and a wall-mounted chrome heated towel radiator.

Externally

The property occupies a truly enviable plot, with the front discreetly screened by an evergreen hedge and a block-paved driveway providing ample parking. A pathway to the side leads to the rear, where the garden unfolds as a peaceful sanctuary. The rear garden is the real showstopper, offering fabulous views over rolling Cheshire farmland and the tree lined Dane Valley. An extensive paved patio provides the perfect space for summer al fresco dining, entertaining friends, or simply enjoying a morning coffee while taking in the scenery. The lawn gently sweeps down to a further secluded seating area, shaded by a stunning willow tree, a perfect retreat for relaxation, reading, or watching the seasons change in this idyllic countryside setting.

Integral Garage 18' 4" x 8' 1" (5.58m x 2.46m)

With an up and over main entry door, the garage provides an ideal space for additional storage if required. It is fitted with lighting and power and includes a convenient side door for access to the garden.



Location

Holmes Chapel is a highly sought after village in the heart of Cheshire, renowned for its vibrant community and picturesque surroundings. The village centre offers a mix of independent retailers and well known high street names, providing a convenient and welcoming hub for residents. Set amidst beautiful Cheshire countryside, the area is ideal for outdoor enthusiasts, with the scenic Dane Valley on the doorstep, perfect for walking and enjoying nature. The village is well served by education, featuring two highly regarded primary schools and secondary school. A variety of pubs and restaurants in the village and surrounding area offer excellent dining and social opportunities. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport, and Crewe, with fast links from Crewe to London and other major destinations. Road connectivity is excellent, with easy access to the Northwest motorway network via Junction 18 of the M6.

Tenure

We have been informed the property Freehold Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer

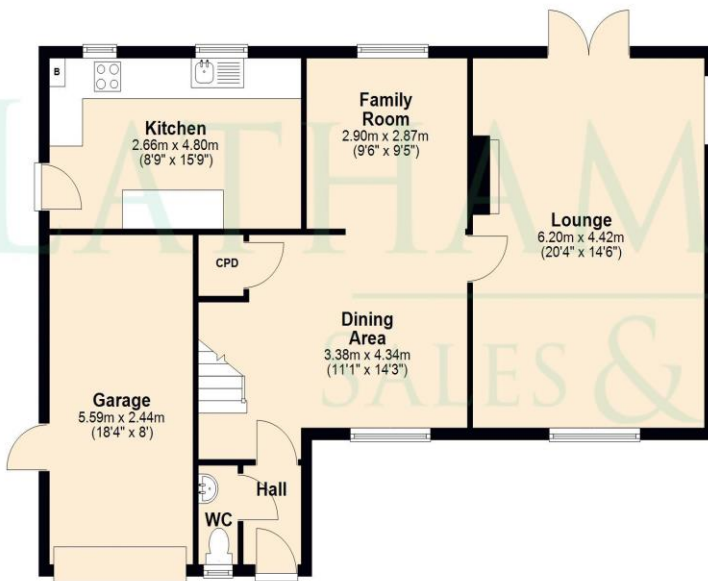


Directions

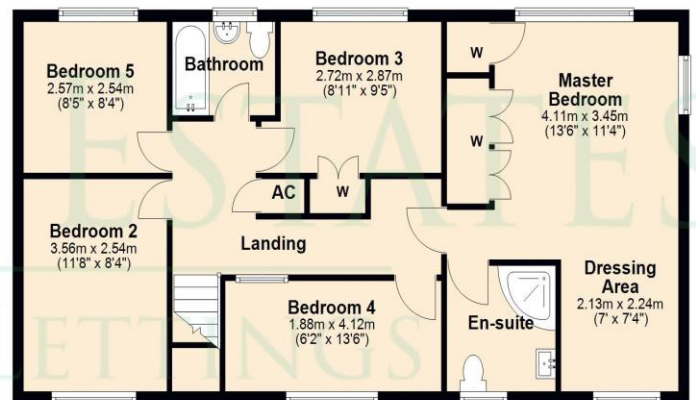
From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel to the mini roundabouts, take the third exit onto Macclesfield Road. Travel along Macclesfield Road taking the first left onto Hermitage Lane, travel to the end of Hermitage Lane taking the last left-hand turn into Danefield Road, where the property can be found on the right-hand side first house. Post Code: CW4 7NT Viewing Strictly by Appointment



Ground Floor



First 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.