



12a Sanctuary Mews Jamie Webb Drive, Handforth

£532,000 Leasehold

OVER 55s • THREE BEDROOMS, THREE BATHROOMS • ALLOCATED PARKING • GATED COMMUNITY • IMMACULATE ACCOMMODATION • USE OF EXCLUSIVE CLUB HOUSE WITH GYM AND SPA • CONSTRUCTED IN 2022 WITH NHBC GUARANTEE



A fabulous three bedroom semi-detached home set within a charming gated community exclusively for 55 years and over. Offering immaculate accommodation having only been constructed in 2022, the current owners have enhanced the already high-specification finish which includes bespoke window shutters and NEFF appliances. Benefiting from the use of the Sanctuary Clubhouse with its gym, spa and residents lounge, this property offers a real close-knit community feel.

Council Tax band: D

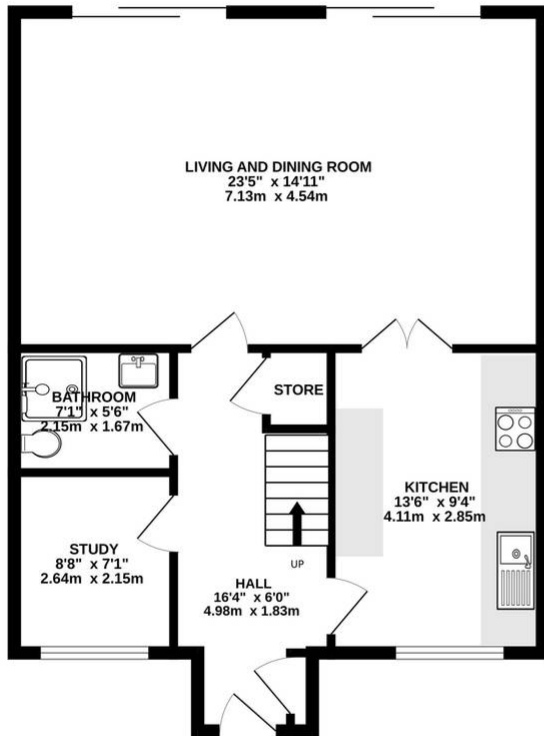
Tenure: Leasehold



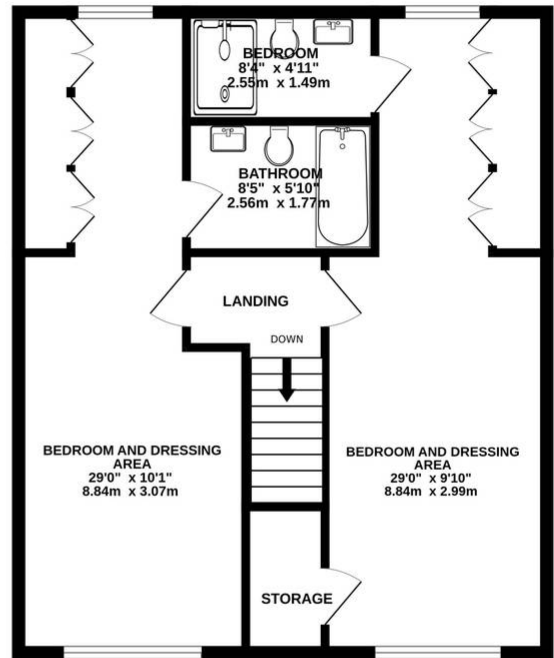
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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1345 sq.ft. (124.9 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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The Sanctuary was constructed in 2022 by renowned builders Jones Homes. It sits close to super conveniences such as Handforth Dean shopping centre as well as excellent transport links with the A34 and Manchester Airport minutes drive away. Inside the electric gates the mews and semi-detached houses sit around a central Clubhouse providing a wonderful space for like-minded people to socialise and relax with communal gardens, lounges and a spa and gym for the more adventurous! Number 12a The Sanctuary benefits a corner plot with a green space to the side and allocated parking located nearby. Upon entering there is a welcoming hallway with a modern glazed balustrade and solid wood newel post. A contemporary kitchen sits to the right of the hallway with sleek white high gloss cupboards and drawers. Double doors from the kitchen open into an impressive dining and living room; a generous space that spans the width of the house with two sets of patio doors opening out to the private garden. The third bedroom sits at the front of the house providing a versatile space that could also be used as a sitting room or study. A shower room sits alongside this room.

To the first floor are the two large en-suite bedrooms that sit either side of the landing. Both bedrooms offer dual-aspect over the front and rear elevations with a large bedroom area opening into a dressing area with bespoke built-in wardrobes. The dressing areas lead to the en-suites with the master offering a bath with shower over, and bedroom two benefiting from a walk in shower. Bedroom 2 also benefits from a large cupboard that sits over the stairwell providing a super storage space.

Externally the garden is a low-maintenance paved garden enclosed by wrought-iron fencing and surrounded by mature trees and hedging, providing fantastic privacy and a lovely green outlook.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

