

NUMBER EIGHT

SOUTHLANDS

HOLMES CHAPEL

A sense of arrival

In the heart of Holmes Chapel, close to cafes, schools, shops and road and rail links, light-filled, spacious living awaits in an utterly unique home that subverts all expectations of suburban living. Peacefully set back, in one of the village's sought-after settings, discover No. 8, Southlands, tucked back behind the leafy curve at the culmination of a quiet cul-de-sac.

“Though it's in the heart of Holmes Chapel, it is such a secluded spot nobody really knows it is there.”

Plenty of parking awaits on the Indian stone paved driveway to the front, with a large, double garage also available. Privately tucked behind mature evergreen hedging and a neatly kept front lawn, step out of the car and into seclusion, with a timber portico outside the double front doors.





Light & space

Built in the 1970s, No. 8, Southlands' demure façade belies the light-filled, open-design living which awaits within. In the entrance hall, the home opens up beneath the double height of the staircase, rising up to a gallery landing above. Completely remodelled and extended by its current owners, little of its original form now remains, replaced by a layout designed for modern living.



Wood flooring underfoot harmonises with the contemporary doors throughout. Freshen up in the large, fully tiled WC on the right, with WC and basin with vanity unit storage beneath. Next door, a cloaks cupboard with a row of coat hooks offers space for coats and shoes, with further storage to be found beneath the stairs opposite.

“We wanted light – and everyone who visits comments on just how light and spacious it is.”



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Ahead, the home opens up in breathtaking fashion. Double doors open to reveal the scope and scale of the living arrangements at No. 8 Southlands. Thoughtfully designed spaces are connected by the open-plan layout and distinguished by refined design. To the right, the peninsula of the kitchen demarcates the culinary heart, induction hob cleverly positioned to ensure the cook can converse with those seated at the dinner table opposite.



Comfort & contentment

Three sets of French doors ensure a constant connection with the patio and garden, while in the lounge to the left, full height glazing suffuses the space in golden light, the double height ceiling opening up above to amplify the sense of airiness and light. Serene in the summer, on winter evenings, the glass fronted, living flame electric fire infuses warmth, while the media wall above hosts space for a wall-mounted television.



The sociable open plan layout lends itself effortlessly to entertaining, with an integrated Incognito surround sound system and speakers spanning the TV area, dining space, kitchen and breakfast area.





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Feast your eyes

Storage is abundant in the kitchen, with two full-height integrated fridge freezers, twin ovens, an induction hob with extractor and an integrated dishwasher. Arranged to open seamlessly into the dining area, it also extends through to a versatile breakfast space at the far end - equally suited to relaxed seating or a bar-style setting. Underfloor heating runs throughout the tiled, open-plan areas, infusing comfort, with the garden always in reach.

Opening up off the kitchen, discover the practical utility room, with plumbing for a washing machine and dryer, alongside access through to the double garage, currently used for storage and housing garden equipment. Ceiling heights shift from a more intimate scale in the kitchen and dining areas to a striking double-height volume, creating a natural balance between warmth and openness across the space. From the lounge, flow through to a versatile room at the far end, private and peaceful, again with French door access to the garden. Formerly a playroom, this space is equally suited to a teenage den, office, or yoga and crafts room, designed to adapt as family life evolves.





Bedtime beckons

Back in the entrance hall, take the staircase up, illuminated by low level ambient lighting after dusk, and drenched in natural light from tall, floor level windows by day. From the landing, drenched in light from the double height wall of windows, soaking in the glorious garden views, look down over the lounge below, where the cascading chandelier serves as a striking feature.

Turning right, arrive at the first of the bedrooms, suffused in light and currently utilised as a study, with open views down over the lounge below. Views also stretch out over the garden and cricket ground to the rear, while there is also access to loft storage above.

Next door to the left, the second of the double bedrooms is cosily carpeted in grey underfoot, sharing the same leafy views to the rear. Across the landing, bedroom three is light and airy, courtesy of Velux windows high up in the vaulted ceiling above, with two additional windows drawing in the peaceful views of the cul-de-sac to the front.





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Tucked away at the end of the landing, the master bedroom is set back from the rest, accessed via its own dressing room with fitted wardrobes, which also features a crawl-through storage area with lighting and plenty of space for suitcases and Christmas decorations.

Stepping through to the main bedroom, the vaulted ceiling rises up, amplifying the sense of space and movement, with French doors opening to a Juliet balcony, capturing the views out over the garden, trees and cricket pitch beyond. Opening directly off from the master bedroom, the large en suite evokes a boutique hotel feel, with its high ceiling, Velux windows showering light down. Soak away the aches in the freestanding bath with showerhead attachment, or refresh and revive in the walk-in shower.





Returning back along the landing, step out onto the open gallery landing, overlooking the lounge and far-reaching views, at once connecting spaces and providing a sense of separation for the guest bedroom at the end.

“We love how connected it feels - thanks to the open landing, you’re never far from each other, whether upstairs or down.”

Airy and bright, the guest bedroom draws in light and views to both the front and rear, set beneath a high, vaulted ceiling, a true retreat for family and friends. Earthy toned tiles coat the walls and floor in the family bathroom, served by a Jacuzzi bath and separate shower.





Garden delights

Outside, the private garden offers a safe and secluded space for families to enjoy, lawned to the front and rear, and featuring several patio seating areas, allowing you to follow the sun, and perfect for barbecues, morning coffee and sundowners. Carpeted in spring colour, daffodils pop through as winter draws to a close, closely followed by bluebells. In summer, seek shelter and shade beneath the boughs of the mature silver birch, blossom and fir trees, a natural habitat for birds whose song is an accompaniment throughout the year.



Backing onto the cricket pitch, accessed via a private garden gate, the garden feels both open and secluded, with a neatly maintained conifer hedge running along both sides, adding to the sense of privacy and shelter, while a shed sits to the right of the home. Designed with family life in mind, the garden is secure with gated side access providing plenty of space for children to play, reflecting the home itself, whose versatile playroom keeps toys tucked away when needed. Three sets of patio doors create an easy, constant connection between indoors and out. The quiet cul-de-sac setting adds a further sense of safety for children playing outside.

Out & about

Tucked quietly away, yet in the heart of village life, No. 8, Southlands is as unique in its setting as it is in its modern design. A network of pedestrian paths lead into Holmes Chapel within minutes, where cafés, pubs and local dining spots – including Charcutia, the relaxed wine bar serving sharing boards – contribute to the village’s effortlessly sociable feel.

For families, two well-regarded primary schools, and Holmes Chapel Comprehensive are all within walking distance, alongside everyday essentials including a GP surgery, leisure centre and a community gym.

On the cusp of the countryside, open fields lie close at hand, offering space for dog walking right on the doorstep. Despite its tucked-away, country fringe setting, connectivity is seamless. The train station is around a six-minute walk away, with direct services linking into Manchester in around half an hour, while the M6 is reached in minutes for wider travel. Knutsford and Alderley Edge sit just 15 minutes away for further dining and amenities, and Crewe - around 20 minutes by car - provides speedy mainline connections to London.

A home with a light, contemporary core, versatile and utterly unique, No. 8, Southlands offers modern living, ideal for families and those who love to entertain, in the heart of a characterful Cheshire village.

Ask the owners

Where do you go when you need...



Groceries?

For everyday essentials, Holmes Chapel village offers a good range of local amenities, including convenience stores, independent shops and supermarkets, making day-to-day shopping quick and convenient.



A walk?

There are plenty of local walking routes directly from the doorstep, including nearby fields and surrounding countryside footpaths around Holmes Chapel. The wider Cheshire countryside also provides a variety of scenic walking routes, ideal for relaxed walks and dog walking.



A bite to eat?

Holmes Chapel offers a selection of local cafés, restaurants and takeaways, including popular Italian and Chinese options. A short drive to Knutsford provides an even wider choice of dining, with a variety of independent restaurants, brasseries and coffee shops.



A pub?

Local pubs include the Bottle Bank and Victoria Cricket Club, which is conveniently accessed directly via a gate from the rear garden. Both offer relaxed settings for drinks and socialising within walking distance.



A day out with the family?

There are plenty of excellent days out nearby, including the Peak District for walking and outdoor adventures, and Cheshire Oaks Designer Outlet and the Trafford Centre for shopping and entertainment. National Trust properties in the wider area also provide a variety of family-friendly attractions.



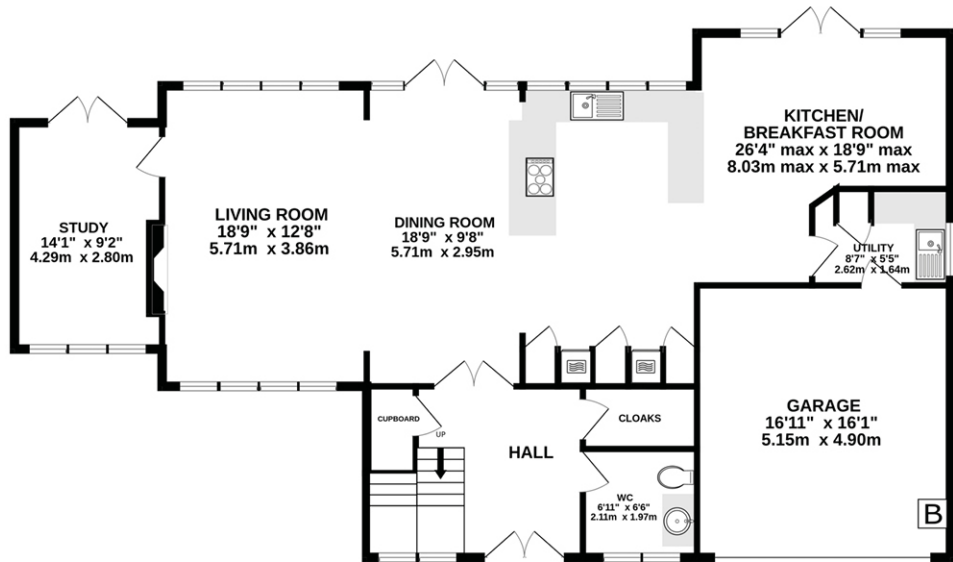
Schools?

The property is well placed for local schooling, including Holmes Chapel Primary School and Holmes Chapel Comprehensive School, both highly regarded within the local area and popular with families.

Floorplan

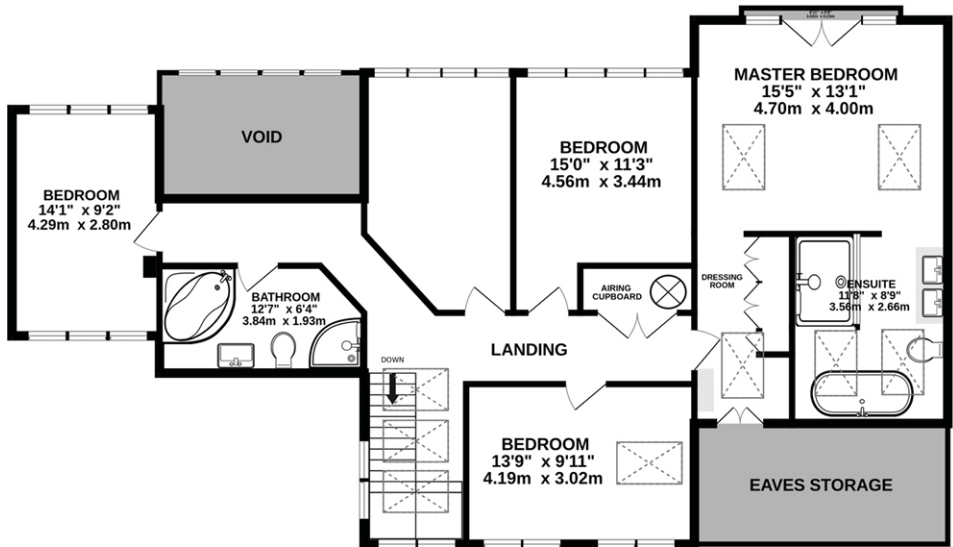
GROUND FLOOR

1483 sq.ft. (138 sq.m.) approx.



FIRST FLOOR

1269 sq.ft. (118 sq.m.) approx.



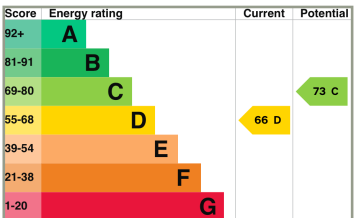
TOTAL FLOOR AREA: 2752 sq.ft. (256 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Secluded cul-de-sac setting in the heart of Holmes Chapel, within walking distance of cafés, schools, shops and the train station
- Completely remodelled and extended detached family home with striking double-height entrance and gallery landing
- Stunning open-plan kitchen, dining and living space with full-height glazing and three sets of French doors to the garden
- Contemporary kitchen with twin integrated fridge freezers, twin ovens, induction hob, integrated dishwasher and breakfast area
- Spacious living area with double-height ceiling, media wall and living flame electric fire
- Versatile additional reception room ideal as a playroom, teenage den, office, yoga or crafts room
- 4 double bedrooms including a luxurious master suite with dressing room, Juliet balcony and boutique-style en suite
- Underfloor heating throughout tiled ground floor areas plus integrated Incognito surround sound system
- Private landscaped gardens backing onto the cricket pitch with multiple patio seating areas and gated access

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SOUTHLANDS

HOLMES CHAPEL

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