

*No. 2*  
GREEN RIDGE  
COURT

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SANDIWAY

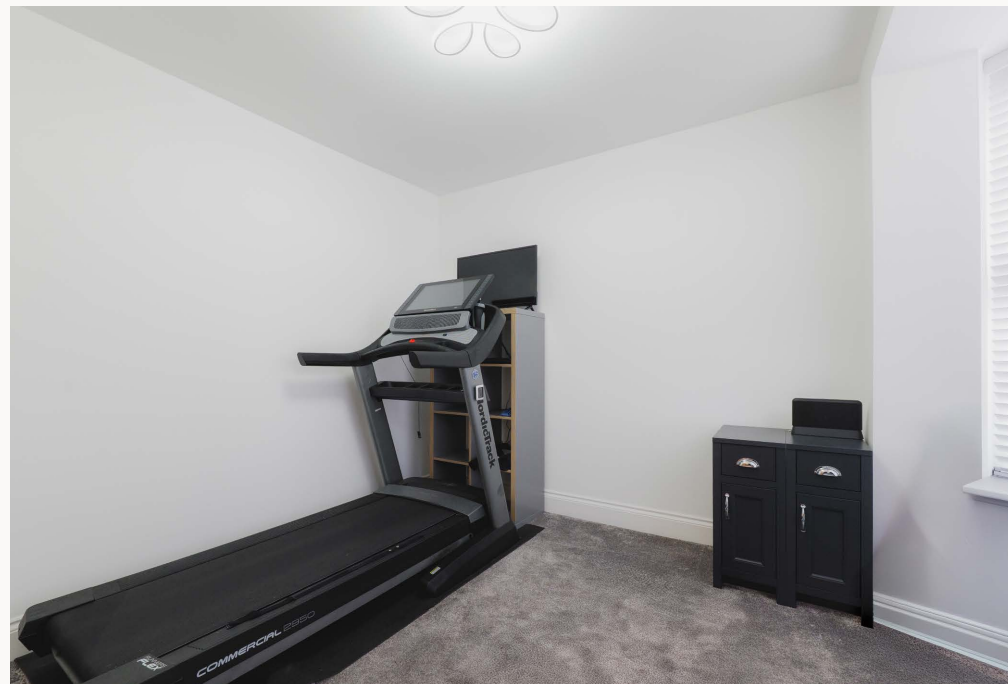


## CONTENTED COUNTRY LIVING

Contemporary character, countryside setting, commuter belt convenience: No. 2 Green Ridge Court brings together the calm of a rural setting with the practicality of modern living.

Tucked at the end of a private drive and one of just a handful of homes created within the gardens of the original home and part of an exclusive development, No. 2 is set well back from the hustle and bustle. Built in 2021 and arranged across three floors, large sash-style windows lend No. 2, Green Ridge Court its signature, light-filled sheen, while the layout keeps bedrooms, guests and living spaces comfortably separate.

Turnkey ready and easy to maintain, this is a home that offers country living without compromise on convenience. With two designated spaces, alongside a double garage and two electric vehicle charging points, parking is available for four cars outside.



Behind the neat lawn and low privet hedging, No. 2 stands in almost perfect symmetry, its broad bay windows hinting at the light-filled living within. Modern grey flooring flows out underfoot, while grey, plush carpet features through the door on the right.

Warm and welcoming, this versatile room – ideal as a dining room, play room, study or sitting room – currently serves as a home gym, while along the entrance hallway to the left lies the lounge. Continuing the motif of contemporary soft greys and whites, the lounge is minimalist in design, cosily carpeted, flooded with light and warmed by a log-burning stove.



# SAVOUR THE MOMENT



Ahead from the entrance hall, the home opens into a wide, light-filled kitchen, dining and living space where chevron flooring leads naturally through the room. To the left side, a relaxed seating area features while opposite, a sleek contemporary kitchen arranged around a broad horseshoe breakfast bar places the cook at the heart of the action. Across one wall, full height matt blue cabinetry with copper handles conceals a wealth of storage, also accommodating a bank of three Neff ovens, warming drawer and combi microwave, full size fridge and separate freezer. Other appliances include a Quooker hot tap, dishwasher and internal bins alongside an induction hob and extractor inset in the ceiling above.



Dine in the light, beside the two sets of bifolding doors, which slide open to the patio and lawn beyond, offering seamless living and dining, indoors and out. Precision details elevate the everyday experience of life at No. 2, Green Ridge Court offering uncluttered living: cupboards beside the doors open to reveal a discreet drinks station with drinks fridge and glass shelving, while matching cabinetry opposite conceals the breakfast essentials with space for kettle, toaster and with sockets neatly hidden away.

*“When the family gather at Christmas, it feels like cooking in the middle of the party, with everyone gathered around the island chatting and watching.”*

Tucked off the kitchen-dining-living space, the utility room provides further storage, also housing plumbing for the washing machine and dryer. Back in the entrance hallway, a downstairs cloakroom features wash basin, WC and heated towel radiator, while beneath the stairs there is ample storage for coats or cleaning essentials.



# BEDROOM BLISS



Ascending the stairs, the first-floor landing currently forms a quiet bedroom level, considerably designed to ensure each room feels separate and self-contained. Ahead, the master suite stretches out with impressive proportions, its sleeping area backed by built-in, blue panelled wardrobes to create a natural dressing space behind the bed. Refresh and revive in the strikingly spacious en suite, where a deep bath and an expansive walk-in wet room shower rival the size of many main bathrooms.





Two further bedrooms share this first floor, each with their own en suite, providing comfort and privacy for family or guests, while an airing cupboard off the landing provides additional storage. With the home arranged across three floors, the layout creates a welcome sense of separation, currently designed as bedrooms on this level, living spaces below and additional rooms above.



## VERSATILE SPACES

Continuing up to the second floor, a fourth spacious bedroom currently serves as a home office, running from the front to rear and drenched with light.

Across the landing, a fifth potential bedroom currently serves as a laundry room, while the neighbouring sixth bedroom – another spacious double – is laid out as a games room, with all bedrooms on this floor served by the main family bathroom, where white and grey veined marble tiles create a luxurious feel, Velux windows frame leafy views and a large bath features an overhead shower.



# SUNLIT SANCTUARY



Flowing effortlessly off the open plan dining-kitchen, the garden basks in the morning sunlight, which moves across the patio before catching the last of the evening sun. Fenced and gated to both sides, with a good size lawn, and potential for another patio to the rear, the garden at No. 2, Green Ridge Court is safe and secure for children and pets. Not overlooked at all, relax and unwind throughout the seasons in peace and privacy.



## CUT AND ABOUT

Perfectly positioned in the popular Cheshire village of Sandiway, enjoy all the perks of country living, village amenities and city connections from No. 2, Green Ridge Court.

Just a stroll away, local wine bar and restaurant DeFine brings refined dining to the doorstep, while quiet lanes lead down to the Whitegate Way, a former railway line stretching out through hedgerows and woodland towards Delamere Forest, popular with walkers and cyclists. Pack a picnic and explore the miles of trails beneath the towering pines, the perfect family day out.

Rural but not remote, No. 2 is perfectly placed for commuters with the M6 motorway and M56 motorway both around ten minutes away, placing Manchester Airport and Liverpool John

Lennon Airport within easy reach, while the historic city of Chester offers shops, restaurants and rail connections when city life calls.

Families are also well served by respected schools in the surrounding villages and towns, adding to the everyday practicality of the setting.

Set safely back from the road within a small enclave, No. 2, Green Ridge Court is a hidden haven; cosy and warm in winter with the log burner roaring in the lounge, and sunlit and spacious in the open plan kitchen-dining-living room on summer evenings spilling out into the garden.



### GROCERIES?

For everyday essentials, there are convenient shops within Sandiway itself. The nearby The Hollies Farm Shop, just a couple of miles away, is a real highlight locally, offering fresh produce, a deli and café. For larger shops, Northwich provides a wide range of supermarkets and amenities.



### A WALK?

One of the standout features of the location is the immediate access to the surrounding countryside. Delamere Forest is perfect for walking, cycling and family days out. The Whitegate Way is also nearby, offering a scenic route, ideal for walking and cycling.



### A BITE TO EAT?

There are some excellent places to eat locally, including The Blue Cap, a popular choice for relaxed dining. In addition, Tarporley offers a great selection of restaurants and cafés for more variety including Terrarium and The Coast.



### A PUB?

The local favourite is The Blue Cap, known for its welcoming atmosphere and good food. Other nearby options include The Fishpool Inn and The Carriers Inn, both set in lovely surroundings.



### A DAY OUT WITH THE FAMILY?

The location is ideal for a wide range of days out, with the city of Chester within easy reach, along with the beautiful coastline and countryside of North Wales. Manchester is also accessible for shopping, dining and entertainment, offering something for all ages.



### SCHOOLS?

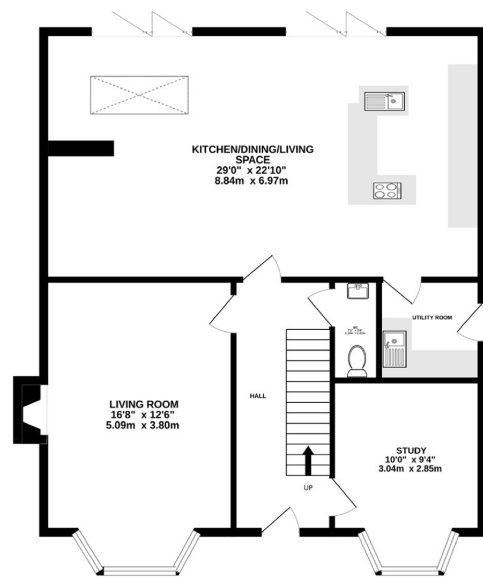
The area is well served by schools, with Sandiway Primary School close by. Other options include Cuddington Primary School, while for secondary education, Weaverham High School and Tarporley High School and Sixth Form College are both well regarded.



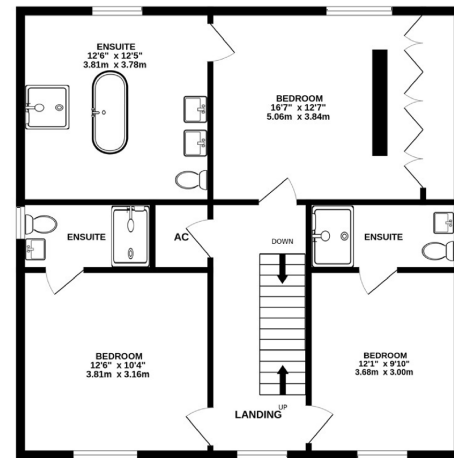
# KEY FEATURES

- Contemporary home built in 2021, set within an exclusive and private enclave in sought-after Sandiway
- Tucked away at the end of a private drive, offering peace, privacy and a true sense of retreat
- Impressive open-plan kitchen, dining and living space with bifolding doors for seamless indoor-outdoor living
- High-spec kitchen featuring Neff appliances, Quooker tap, drinks station and bespoke storage solutions
- Expansive open-plan living-dining-kitchen with zoned ceiling height for atmosphere and intimacy
- Versatile ground floor layout including additional reception room ideal as gym, office or snug
- Six flexible bedrooms arranged across three floors, perfect for growing families or home working
- Luxurious master suite with dressing area and expansive en suite with bath and walk-in wet room shower
- Multiple en suites plus a stylish family bathroom, providing comfort and privacy for all
- Landscaped, private garden with patio and lawn, not overlooked and ideal for entertaining
- Double garage, EV charging points and excellent commuter links to Chester, Manchester and beyond

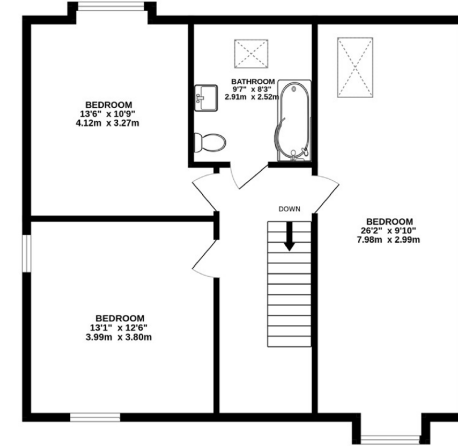
GROUND FLOOR  
977 sq.ft. (90.9 sq.m.) approx.



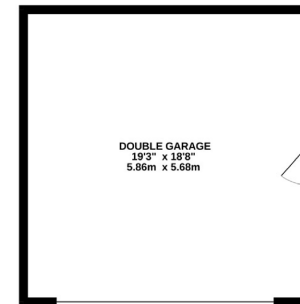
FIRST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



SECOND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



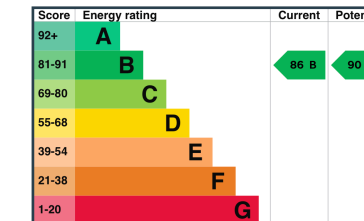
DOUBLE GARAGE  
358 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA: 2938 sq.ft. (273 sq.m.) approx.**  
**EXCLUDING GARAGE: 2580 sq.ft. (240 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.

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