



STEPHENSON BROWNE

## Fieldfare Way, Sandbach

CW11 3TR



**£575,000**

## DESCRIPTION

This Capesthorne design at Broadmeadow Park is located on Fieldfare Way in Sandbach and is offered for sale with no onward chain.

An exceptional five-bedroom detached family home occupying a superb position overlooking parkland on the sought-after Broadmeadow Park development. Within walking distance of Sandbach town centre, highly regarded schools, local shops and amenities, the property combines modern family living with the charm of a traditional Cheshire market town.

Constructed to The Capesthorne design and enhanced by the current owner, this ideal family home occupies a generous plot and benefits from extensive driveway parking, an integral garage and a low-maintenance rear garden with a porcelain tiled seating area.

The heart of the home is the impressive open-plan kitchen diner family area, featuring Quartz worktops, integrated appliances, a breakfast bar and a separate utility room. Bifold doors open onto the expansive, westerly, rear garden, creating a bright and sociable living space ideal for both entertaining and everyday family life.

The spacious accommodation



includes five well-proportioned bedrooms, two with ensuite facilities, a contemporary family bathroom and a downstairs WC, providing flexible living space for growing families.

Broadmeadow Park enjoys a wonderful setting whilst offering excellent commuter links to Crewe, Manchester and beyond.

Combining high-quality specification, spacious accommodation and an enviable location, this beautifully presented home offers an outstanding opportunity for families seeking a modern home in one of Sandbach's most desirable developments. With an EPC Rating of B, early viewing is highly recommended.



# ROOM DESCRIPTIONS

## Living Room

18'2" x 16'7"

## Family / Dining / Kitchen

26'6" x 12'7"

## Utility

8'0" x 5'8"

## WC

5'8" x 4'3"

## Bedroom One

16'2" x 12'4"

## Ensuite (Bedroom One)

10'6"11" x 4'1"

## Bedroom Two

12'7" x 11'3"

## Ensuite (Bedroom Two)

6'7" x 5'8"

## Bedroom Three

13'5" x 9'8"

## Bedroom Four

15'5" x 9'1"

## Bedroom Five

9'8" x 6'5"

## Bathroom

7'10" x 6'4"

## Garage

18'5" x 8'10"

## Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.









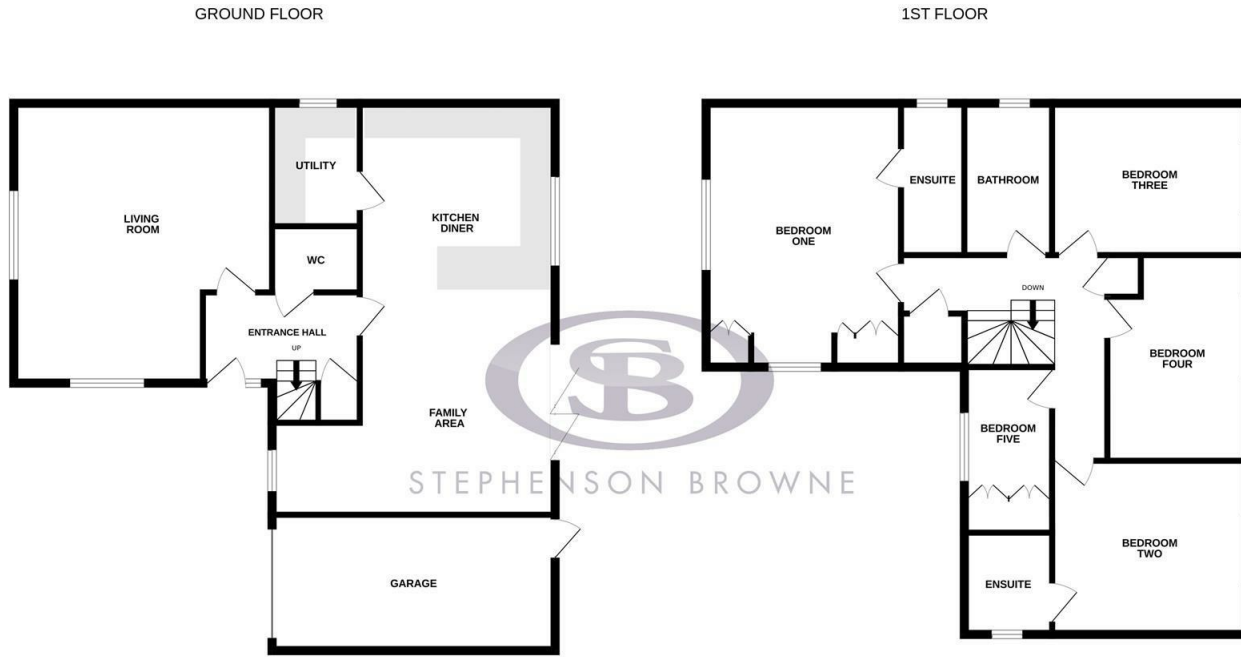


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## **Viewing**

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

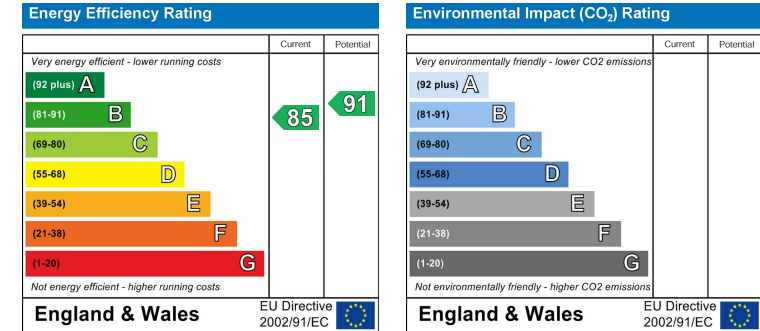


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# EPC Rating



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) 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 tenants 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 theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

01270 763200

sandbach@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk



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