LATHAM ESTATES
SALES & LETTINGS

# Walnut Tree Lane
# Sandbach

## Guide Price £425,000



**Grade II Listed Character Home**

**Stunning Lounge With Cast Iron Log Burner**

**Open-Plan Family Dining Kitchen**

**South-Facing Open Gardens**

**Garage, Parking & Private Secret Garden**

**Three Generous Bedrooms**





18 London Road Holmes Chapel, CW4 7AJ
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## Introduction

**No seller chain involved – offering greater ease and flexibility for your move.**

**A rare opportunity to acquire a truly exceptional Grade II listed home, rich in history, character and charm, nestled within an exclusive courtyard development in the heart of the Cheshire countryside. Originally forming part of the historic Bradwall Reform School, dating back to 1855, this remarkable residence has been sympathetically restored and beautifully maintained, effortlessly blending period elegance with modern family living. From the moment you arrive, it is clear that this is no ordinary home. Surrounded by rolling countryside and enjoying a wonderful semi-rural setting, the property offers a unique lifestyle where peace, community and heritage combine. Stepping inside, the sense of character is immediate. High ceilings, reclaimed doors, picture rails, deep skirting boards and original architectural features create an atmosphere that is both welcoming and timeless. The impressive entrance hall sets the tone, featuring striking tiled flooring and panelling that perfectly complements the property's heritage. The elegant lounge is bathed in natural light and enjoys delightful views across the south-facing gardens, centred around a beautiful feature fireplace that provides a warm focal point. At the heart of the home lies the open-plan dining kitchen, thoughtfully designed for modern family life while retaining all the charm and individuality expected of a property of this calibre. The stylish shaker kitchen offers generous storage and integrated appliances, while the substantial dining and family area provides the perfect space for entertaining, everyday living and gathering with family and friends. The first floor continues to impress, with a characterful galleried landing leading to three generously proportioned bedrooms and a beautifully appointed family bathroom. Outside, the setting is simply enchanting. Set where views stretch across the surrounding Cheshire countryside. A shared sweeping gravel in-and-out driveway frames the substantial south-facing front garden, hidden from view, lies a delightful secret garden enclosed by mature trees and established hedging, creating a private sanctuary ideal for children, gardening enthusiasts or simply enjoying the tranquillity of the surroundings. The property also benefits from a garage within the residents' garage block and access to communal parking. Homes of this nature are seldom available. Offering a unique combination of historical significance, outstanding character, generous gardens and a picturesque semi-rural setting, this is a property that must be viewed to be fully appreciated.**

## ACCOMMODATION

### Entrance Hallway
A wonderful introduction to this character-filled home, the impressive entrance hallway immediately sets the tone with its eye-catching patterned ceramic tiled flooring and elegant feature panelled wall. Full of charm and personality, the space provides access to the ground floor accommodation, including the cloakroom/WC and lounge, whilst a turning staircase rises to the first-floor landing.

### Cloakroom/WC
Conveniently positioned off the entrance hall and fitted with a low-level WC and wash hand basin.

### Lounge *12' 10" x 13' 11" (3.91m x 4.24m)*
A beautifully presented reception room enjoying an attractive front aspect with views across the south-facing gardens. The focal point of the room is the stunning exposed Cheshire brick fireplace incorporating a cast iron log-burning stove, creating a warm and inviting atmosphere. High ceilings and character features further enhance this delightful living space.

### Inner Hallway
Providing access to the side entrance and connecting seamlessly to the open-plan dining kitchen.

### Open Plan Dining Kitchen

### Dining /Family Area
*11' 5" Widest Point x 14' 0" (3.48m x 4.26m)*
This charming dining area offers a wonderful space for both everyday living and entertaining. An exposed brick feature fireplace provides character and warmth, whilst a picture window overlooks the attractive courtyard setting. Open-plan by design, the space flows effortlessly into the kitchen.

### Open Plan Kitchen *9' 1" x 11' 0" (2.77m x 3.35m)*
Beautifully fitted with a range of contrasting navy and light grey units providing excellent storage, complemented by warm wooden work surfaces offering generous preparation space. Integrated appliances include double ovens and a four-ring electric hob. A further window overlooks the courtyard, allowing natural light to flood the room.

### First Floor Part Galleried Landing
A characterful part-galleried landing with feature balustrade, providing access to all first-floor accommodation.

### Master Bedroom *13' 10" x 14' 0" (4.21m x 4.26m)*
A superb principal bedroom positioned to the front of the property, enjoying stunning views across the gardens and surrounding Cheshire countryside. Rich in character, the room benefits from high ceilings, a decorative feature fireplace and ample space for a full range of bedroom furniture.

### Bedroom Two *11' 11" Max x 10' 4" (3.63m x 3.15m)*
A generous double bedroom situated to the rear elevation. Featuring high ceilings and a decorative traditional fireplace, this charming room would make an ideal children's bedroom, guest room or home office.

### Bedroom Three *9' 0" x 9' 3" (2.74m x 2.82m)*
Enjoying a front-facing aspect with delightful countryside views, this attractive third bedroom continues the property's character theme with high ceilings and a bright, airy feel. An ideal guest bedroom, nursery or study.



**Family Bathroom** *6' 0" x 9' 3" (1.83m x 2.82m)*
A most generous family bathroom and thoughtfully styled to complement the character of the home. Natural light pours in through the frosted window. Comprising a panelled bath with Victorian-style mixer tap and shower over, wash hand basin and low-level WC, the room is enhanced by complementary tiling, wooden flooring and tasteful heritage-inspired finishes. Completing the space are a heated towel rail, traditional radiator and inset ceiling spotlights.

**Externally**
Approached via a sweeping semi-circular gravelled driveway, the property enjoys an immediate sense of arrival, with ample parking for several vehicles and attractive open views across the surrounding countryside. To the front lies a substantial south-facing lawned garden, bordered by mature privet and holly hedging, creating a wonderful space for outdoor entertaining, family gatherings and relaxing. The open aspect and sunny orientation combine to create a truly special outdoor environment. A particular feature of the property is the delightful secret garden, discreetly positioned away from the main frontage and enclosed by mature hedging, trees and post-and-rail fencing. Predominantly laid to lawn, this peaceful and private space offers endless possibilities for families, keen gardeners or simply those seeking a tranquil retreat. The property further benefits from a single garage within a block of four, together with generous residents' and visitors' parking facilities.










## Location

**Bradwall is a charming semi-rural hamlet surrounded by beautiful Cheshire countryside, offering the perfect balance of peaceful country living and everyday convenience. The nearby market towns of Sandbach and Congleton, together with the village of Holmes Chapel, provide an excellent range of shopping, leisure, dining and educational facilities. For commuters, Junctions 17 and 18 of the M6 are both within easy reach, providing excellent access to the North West motorway network. Holmes Chapel railway station offers regular services to Crewe, Manchester and London Euston. A selection of highly regarded primary and secondary schools are available nearby, including those in Smallwood, Brereton, Holmes Chapel and Sandbach (subject to availability and admissions criteria).**

## Tenure

We have been informed the property is Freehold.
Correct at the time of listing.
We recommend you check these details with your Solicitor/Conveyancer
EPC Rating - E
Council Tax Band - C - Cheshire East
Tenure - Freehold

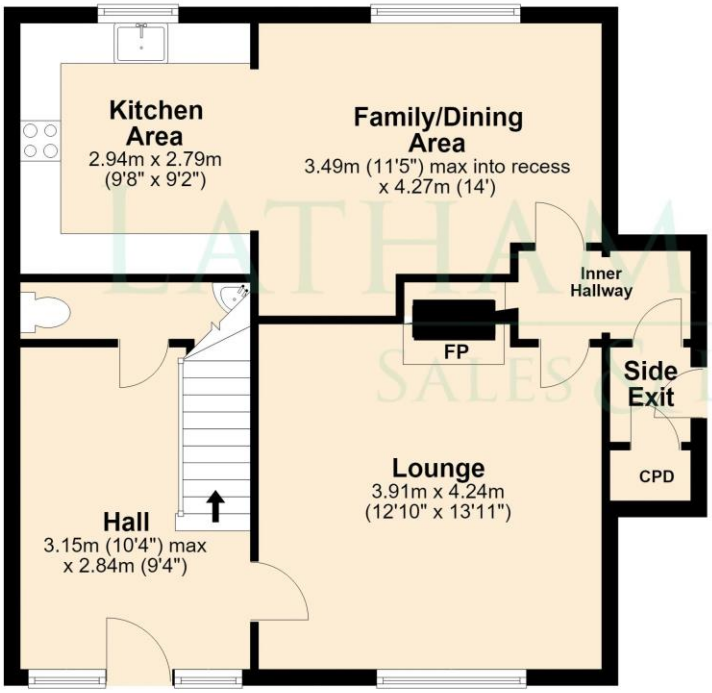
## Directions

From our office 18 London Road, Holmes Chapel, CW4 7AJ. Travel south on London Road (A50) through the traffic lights in the direction of Brereton. Continue along the A50, upon reaching a staggered crossroads opposite the Bears Head public house, turn right onto Back Lane signed Bradwall and Sandbach. Proceed for a short distance turning left onto Wards Lane, traveling over the motorway bridge. Take the next right-hand turn into Walnut Tree Lane, where the development can be found on the right hand side. Post Code CW11 1RH
Viewing Strictly by appointment.

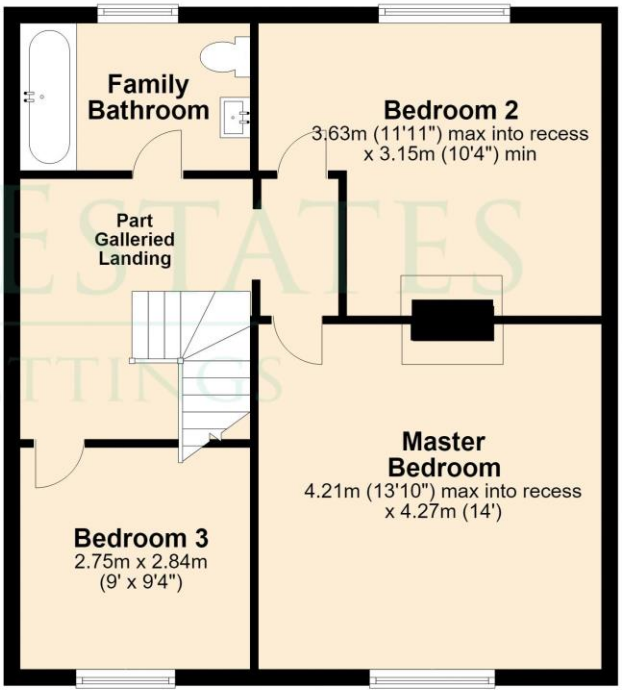




### Ground Floor




### First Floor

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This plan in NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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**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.**