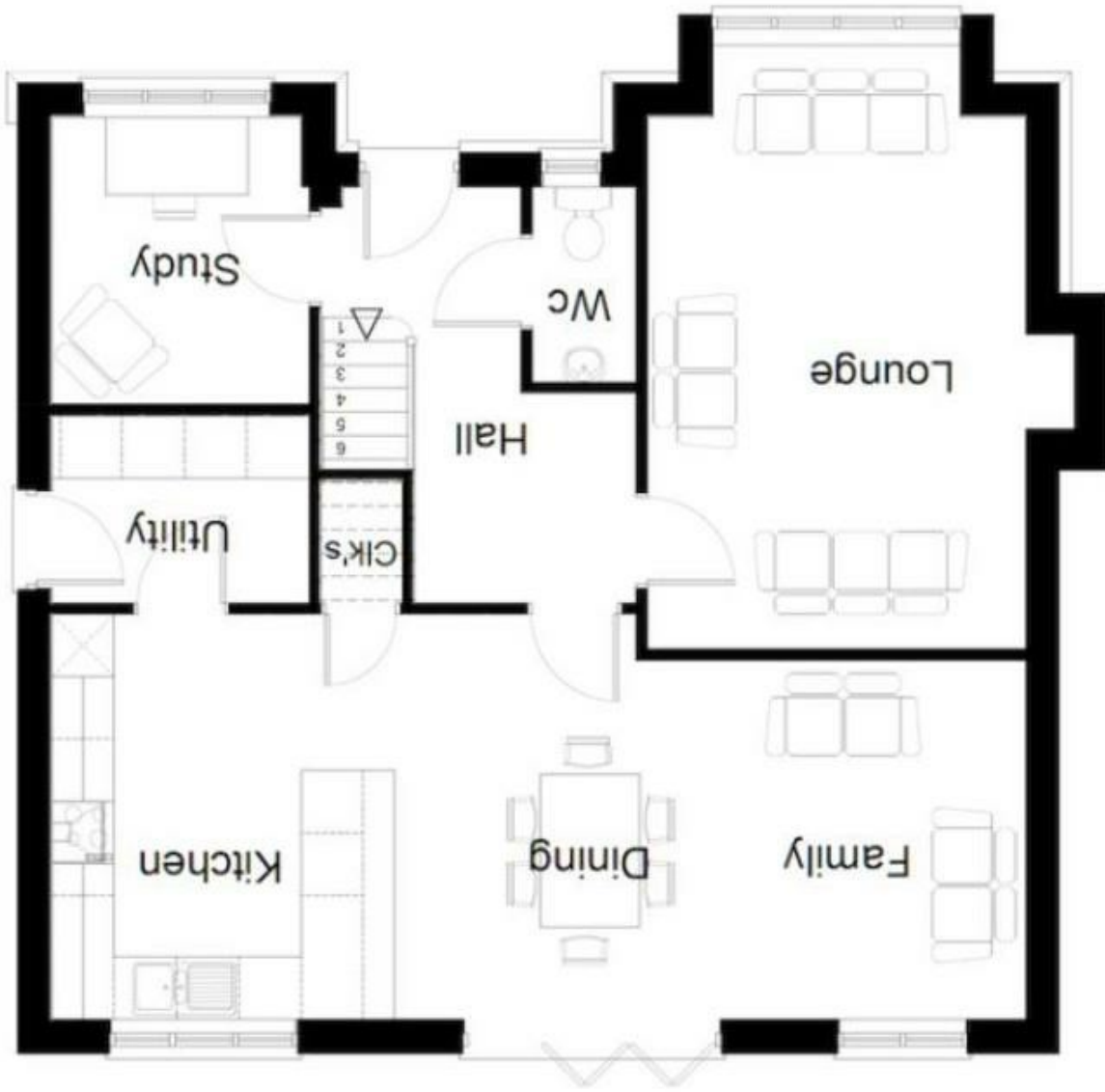


# GROUND FLOOR PLAN



£545,000



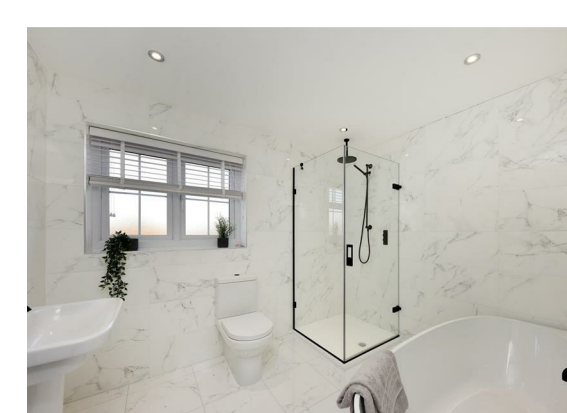
**PLOT 4  
 THE CHANTRY CHURCH LANE**

**SANDBACH  
 CW11 2AN**



**COUNCIL TAX BAND:**





Arguably the finest detached new build properties in Sandbach. Plot 4 is currently part built therefore there is the opportunity for a purchaser to stamp their own mark and create an individual home either as a 5 bedroom or 4 bedroom with wonderful open plan master suite.

### DESCRIPTION

The largest house style on The Chantry, there are just four Kingfishers available, each a prestigious choice for imaginative architecture and sophisticated lines.

The property will be built to a particularly high specification and offers many appealing features some of which include an open plan living and contemporary style fitted kitchen incorporating a number of integrated Neff appliances, gas central heating, double glazed windows, bi-fold doors to the rear garden from the dining area, en-suite shower rooms and cloakroom.

(photos are Plot3 The Chantry)

Chelmere Homes has over thirty years of experience in house building and specialises in small exclusive sites in sought after locations within the North West. Ian Wilkinson the Managing Director is personally involved with every new development, from first choosing the land to the developments layout, house styles and ongoing quality control.

The Chantry is their eleventh exclusive development, solidly backed by the NHBC ten year guarantee. Amble around and you will see unsurpassed standards of craftsmanship and finish, both inside and out. The largest house style on The Chantry, there are just four Kingfishers available, each a prestigious choice for imaginative architecture and sophisticated lines.

### SANDBACH

A popular place to call home, Sandbach is a historical market town nestled in the heart of the Cheshire countryside. Its 16th century cobbled market square plays host to weekly markets and a number of craft fairs during the summer months. It also boasts a good selection of independent specialist shops as well as the popular high street names, there are a number of supermarkets including Waitrose, Aldi and Co-op and a thriving indoor market.

Sandbach has fantastic transport links with Junction 17 of the M6 less than 1/2 mile away making travel to Holmes Chapel, Congleton and other surrounding towns easy. The Heath is within walking distance to the bus route, making the 1 mile journey to the town centre quick and convenient.

For city centre shopping Manchester is approximately 40 minutes away and the attractive walled city of Chester is less than 30 miles away.

### ENTRANCE

### RECEPTION HALL

### CLOAKROOM

### LOUNGE

### OPEN PLAN KITCHEN / DINING/ FAMILY ROOM

### UTILITY ROOM

### STUDY

### FIRST FLOOR LANDING

### BEDROOM TWO

### ENSUITE SHOWER ROOM

### BEDROOM THREE

### BEDROOM FOUR

### BEDROOM FIVE

### FAMILY BATHROOM

### SECOND FLOOR LANDING

### MASTER BEDROOM

### MASTER ENSUITE

### WALK IN STORE

### DETACHED DOUBLE GARAGE

### TENURE

We believe the tenure of the property to be Freehold

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice.

For whole of market advice with access to numerous deals and exclusive rates not available on the high street please contact one of our sales team today on 01565 621624, pop in to chat further at our Knutsford office at 1 Princess Street, Knutsford WA6 6BY or email us if more convenient and we can discuss your requirements further.

Your home may be repossessed if you do not keep up repayments on your mortgage.

### MARKET APPRIASAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.