



Wright Marshall

Estate Agents

PLOT 6,7,8 The Chantry Church Lane Sandbach CW11 2AN



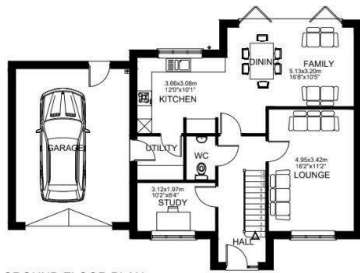
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Amendments
 A: adjusted to Acoustic Eng comments 26/10/2015
 B: adjusted to Acoustic Eng comments 9/11/2015
 C: Confours to Church Lane added 17/11/2015
 1: 1/20/2018
 2: 26/04/2018
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 100: 26/04/2018

House Type Mix	4 No	1 No	3 No
F: 5 Bed House	4	No	
C: 5 Bed House		1	No
T: 4 Bed House			3

- 4m High Acoustic fence
- 1.5m High screen fencing to rear and side gardens
- Garages
- Private drives
- Private boundary fencing

Plot	Easting	Northing	Level
1000	277007.78	261019.10	72.24
1001	277007.78	261019.10	72.24
1002	277007.78	261019.10	72.24
1003	277007.78	261019.10	72.24
1004	277007.78	261019.10	72.24
1005	277007.78	261019.10	72.24
1006	277007.78	261019.10	72.24
1007	277007.78	261019.10	72.24
1008	277007.78	261019.10	72.24
1009	277007.78	261019.10	72.24
1010	277007.78	261019.10	72.24

Land Adjacent to
24 CHURCH LANE
SANDBACH
Application Area

GN / 240 / 03/04/18 - 1

24/04/2018

MALCOLM LEWIS ARCHITECT

chelmere homes



For Sale

- Stunning new build ready 2024
- Four well proportioned bedrooms
- Viewings strictly appointment only
- Early reservation with the opportunity to personalise certain aspects
- NEFF Appliances in the kitchen

£500,000

- VILLEROY AND BOCH bathroom suites
- Pressurised hot water and heating system
- NHBC ten year guarantee
- Private landscaped rear garden
- Integral garage



Arguably the finest detached new build properties in Sandbach. Plot 8 is currently part built therefore there is the opportunity for a purchaser to stamp their own mark and create an individual 4 bedroom home with a wonderful open plan master suite.

The distinction in living spaces lends itself to both formal and informal entertainment to suit your mood and the occasion. The whole of the ground floor is flooded with light, and makes the very best of its aspect and location.

LOCATION

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 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 two 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.

DESCRIPTION

Accessed through an impressively large entrance hall, the ground floor affords you spacious open plan living, with the kitchen, family room and dining area all flowing into one another. Large, 5 metre Bi-folding doors lead onto a paved patio area and lawned garden, enhancing the feeling of luxurious openness and space. You also have the benefit of a separate sitting room with a large bay window.

A ground floor study leads off the main entrance and offers a quiet outlook over the front of the property. This retreat is ideal to keep work secluded and separate from family life. Downstairs also boasts a wc and separate utility room, allowing internal access to the integral garage.

Upon approaching the first floor via the double height landing, with picture window, the particularly large principle bedroom has an ensuite shower room, and a designated space to be fitted as a dressing room. Bedroom two also benefits from a separate area, perfect for built in wardrobes. The two remaining bedrooms are both comfortable doubles, served by a large family bathroom, with bath, shower, toilet and basin.

ROOMS

Hallway
Study 3.12m x 1.97m
Downstairs W/C
Kitchen 3.66m x 3.08m
Utility Room
Family room 5.13m x 3.2m
Lounge 4.95m x 3.42m
Landing
Principle Bedroom 4.61m x 3.6m
Dressing room
Ensuite
Bathroom
Bedroom two 4.38m x 3.01m
Dressing room
Bedroom Three 3.92m x 3.42m
Bedroom Four 3.12m x 2.91m
Garage

ABOUT CHELMERE HOMES

Chelmer 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.

TENURE

We understand the tenure to be Freehold.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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