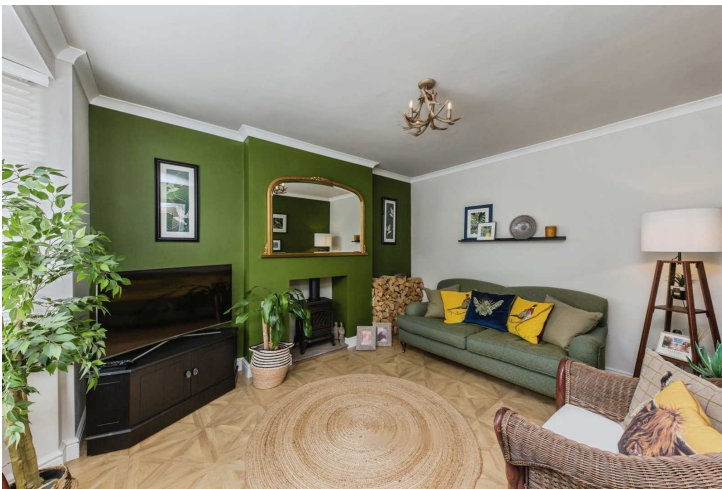




Newcastle Road North, Brereton,
Sandbach, Cheshire, CW11

Asking Price: £699,950
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £699,950 Freehold

Council Tax Band: F
EPC Rating: TBC

There is something undeniably special about a cottage and upon closer inspection you'll see exactly why they remain so enduringly desirable.

We believe this home forms the ideal compromise for those who are tempted to move to a rural locality, but encounter a degree of reluctance for fear of forsaking facilities. It is located in the highly sought after rural area of Brereton, which is by no means isolated, yet especially popular with commuters choosing to live away from the hustle and bustle of more urban locations.

We understand that it was originally built around 1850 as the home of the church carriage driver. At first glance, it's understated appearance gives little away as it's positioned side on to the road. Behind it's double gates, you'll find an unexpected sense of privacy and a stunning outlook over the neighbouring farmland. Wake each morning to the sunrise streaming through the Juliet balcony windows before enjoying the sunshine that fills the garden throughout the day.

Closer inspection will reveal a beautifully presented home that has been thoughtfully remodelled and beautifully balanced. The décor is simply stunning, where original character sits comfortably alongside contemporary comforts, creating a home that is both warm and elegant.

Brereton is a beautiful civil parish with an enviable community spirit and is situated in the heart of the Cheshire countryside, in the golden triangle between Sandbach, Holmes Chapel and Congleton. You are never far from a picturesque scene fit for a postcard. It is very fortunate to enjoy some very beautiful open green spaces, with the likes of Brereton Heath Nature Reserve only a very short distance away.

Brereton Heath Country Park and Local Nature Reserve is a forty hectare park with woodland and a lake, sited in a former quarry. A magical spot and very popular with ramblers and dog walkers.

Although it enjoys an enviable semi rural setting, the location is far more convenient than first impressions suggest. The village offers a very well regarded primary school, while thriving market towns of Sandbach and Holmes Chapel are just minutes away.

These all offer a blend of cultural and leisure activities; hosting a number of independent and chain shops and when combined with the broad range of cafes, restaurants and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

It provides excellent access of the North West Motorway network. It is a 6 minute drive to Junction 17 of the M6, only 8 minutes from Junction 18 of the M6 and trunk roads readily connect Stoke-On-Trent and Manchester. Nearby Holmes Chapel Railway Station sits on the Crewe to Manchester Line and provides frequent access to both.

Closer inspection is strongly encouraged, so why not start by exploring our immersive, interactive virtual tour - it's the perfect introduction to this charming period cottage.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

EPC Grade: TBC

Ground Floor

Storm Porch
Redwood, dwarf wall porch with a tiled roof.
Tiled step and flooring. Outdoor lighting.

Hall (potential under stairs study area)
Frosted double glazed composite front door.
Anthracite tubular radiator.
Tiled flooring.

Sitting Room
PVCu double glazed bay window.
Fireplace with a stone hearth (with space for an electric stove)
Coving. Anthracite tubular radiator. Laminate wood flooring.

Dining Room
PVCu double bay window.
Coving. Decorative beam. Anthracite tubular radiator.
Laminate wood flooring.

Living Room
Anthracite, double glazed bi-fold doors and two double glazed skylights. PVCu porthole picture window over the abutting fields.
Contemporary wood burning stove with a glass hearth.
Recessed ceiling down lighters. Coving. Decorative beam.
Anthracite tubular radiator. Laminate wood flooring.

Breakfast Kitchen
Double glazed, composite stable door and a PVCu double glazed window with shutters.
Bespoke range of shaker style wall, drawer and base units with a butchers block breakfast bar and work surfaces that incorporate a white ceramic Belfast sink with mixer tap.
Matching 'RANGEmaster' extractor hood and free standing professional induction cooker.
Built in fridge freezer and dishwasher.
Recessed ceiling down lighters and plinth lighting. Coving.
Decorative beam. Anthracite tubular vertical radiator. Tiled flooring.

Utility
PVCu double glazed window.
Attractive range of shaker style wall, drawer and base units with timber style work surfaces that incorporate a white ceramic sink with mixer tap.
Space and plumbing for a washing machine and tumble dryer.
Recessed ceiling down lighters. Radiator. Tiled flooring.

WC
White suite comprising of a close coupled WC and a vanity basin.
Recessed ceiling down lighter. Extractor fan. Chrome ladder style heated towel rail. Tiled flooring.

First Floor

Landing
PVCu double glazed window and a double glazed window.
Anthracite tubular vertical radiator.

Bedroom
PVCu double glazed window.
Tubular radiator. Laminate wood flooring.

Bedroom
PVCu double glazed window.
Tubular radiator.

Bedroom
PVCu double glazed window.
Tubular radiator.

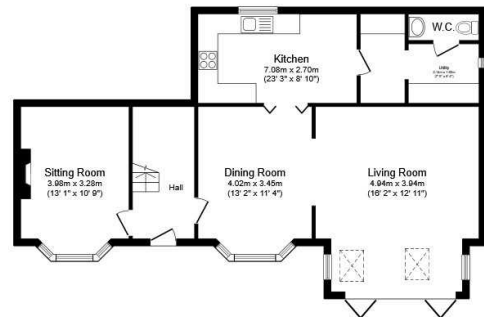
Bedroom
PVCu double glazed window.
Tubular radiator.

Bedroom
PVCu double glazed double door with a Juliet balcony.
Tubular vertical radiator.
Access to the Ensuite.

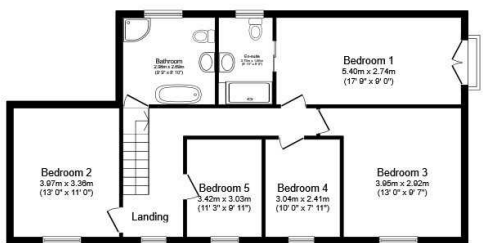
Ensuite
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity basin and a walk in double enclosure with a thermostatic shower (with rain and mixer heads).
Recessed ceiling down lighters. Extractor fan. Chrome ladder style heated towel rail. Tiled flooring.

Family Bathroom
PVCu frosted double glazed window.
Four piece white suite comprising of a recessed WC, vanity basin and a double enclosure with a thermostatic shower (with rain and mixer heads) and a free standing roll top bath (with claw feet).
Recessed ceiling down lighters. Extractor fan. Chrome ladder style heated towel rail. Tubular radiator. Tiled flooring.

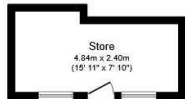
For full EPC please contact the branch.



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Exterior
The generous gravel driveway accessed through timber double gates and provides ample off street parking for numerous vehicles.
The front garden is laid to lawn with a gravel patio.
Summerhouse named 'The Retreat'.
Expansive Indian stone flagged patio, with a dwarf wall and glass balustrade separating the adjoining fields. Fitted seating.
Water tap.

Store Building
Timber door and two windows with shutters.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Other important information which you will need to know about this property can be found at reedsrains.co.uk