

Lewis
King



4 Villa Farm Newcastle Road, Sandbach, CW11 2UQ

Offers over £450,000





Offers over £450,000

4 Villa Farm Newcastle Road

Sandbach, CW11 2UQ

- Impressive Corner Plot
- Detached Double Garage
- Four Large Bedrooms
- Three Reception Rooms plus Kitchen
- Freehold Home
- South-Facing Rear Garden
- Exclusive Development With Communal Playing Field
- Ensuite Shower Room, Family Bathroom, and WC
- Prime Location for Access to both Sandbach and Holmes Chapel Town Centres

Nestled within a small and exclusive development, this impressive family home offers the perfect blend of rural tranquility and modern convenience. Positioned on a generous corner plot, the property immediately stands out with its sense of space and curb appeal, complemented by a detached double garage that provides ample room for vehicles or the ultimate hobbyist's workshop.

Step inside and you are greeted by a thoughtfully designed ground floor that caters to every aspect of family life. The dual-aspect living room serves as a bright and airy sanctuary, featuring elegant French doors that open directly onto the garden. For more formal gatherings, the separate dining room is perfectly placed, while the dedicated study offers a quiet retreat for those working from home. The heart of the house is undoubtedly the kitchen, which flows seamlessly into a practical utility room, ensuring the main living areas remain clutter-free. A handy guest cloakroom completes the downstairs layout.

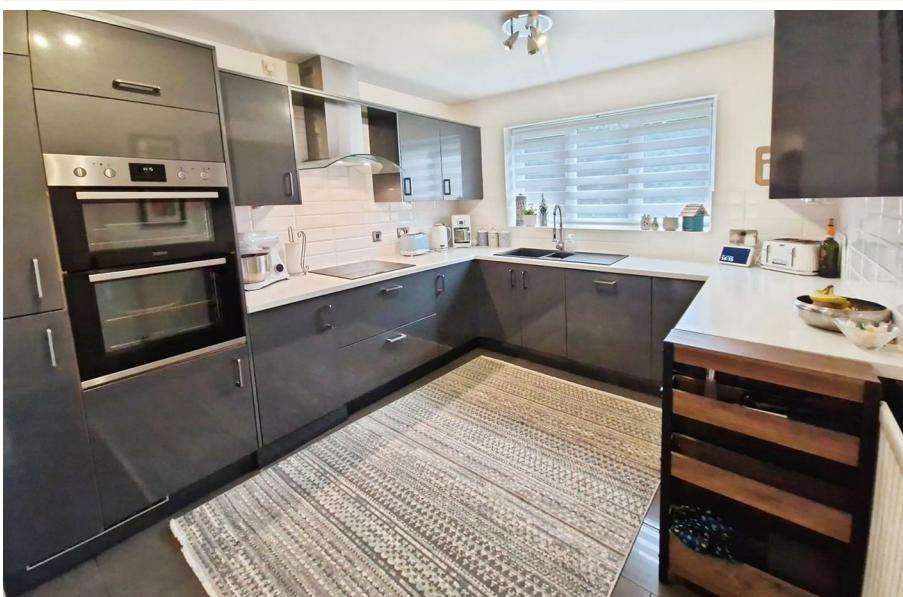
Venture upstairs to find four well-proportioned bedrooms arranged around a central landing. The principal bedroom is a true highlight, boasting its own private ensuite and built-in wardrobe space. The remaining three bedrooms are served by a stylish family bathroom, making morning routines a breeze. For those needing extra storage, the partially boarded loft is easily accessible via a drop-down ladder.

The exterior of the property is just as inviting as the interior. The south-facing rear garden is a private sun-trap, ideal for summer barbecues or a peaceful morning coffee. Beyond the garden walls, residents enjoy access to a communal playing field, adding to the community feel of this select development. While the setting feels delightfully tucked away, you are never far from the action, with the vibrant town centres of Sandbach and Holmes Chapel just a short drive away. For commuters, the nearby M6 motorway ensures easy connectivity to the wider region.





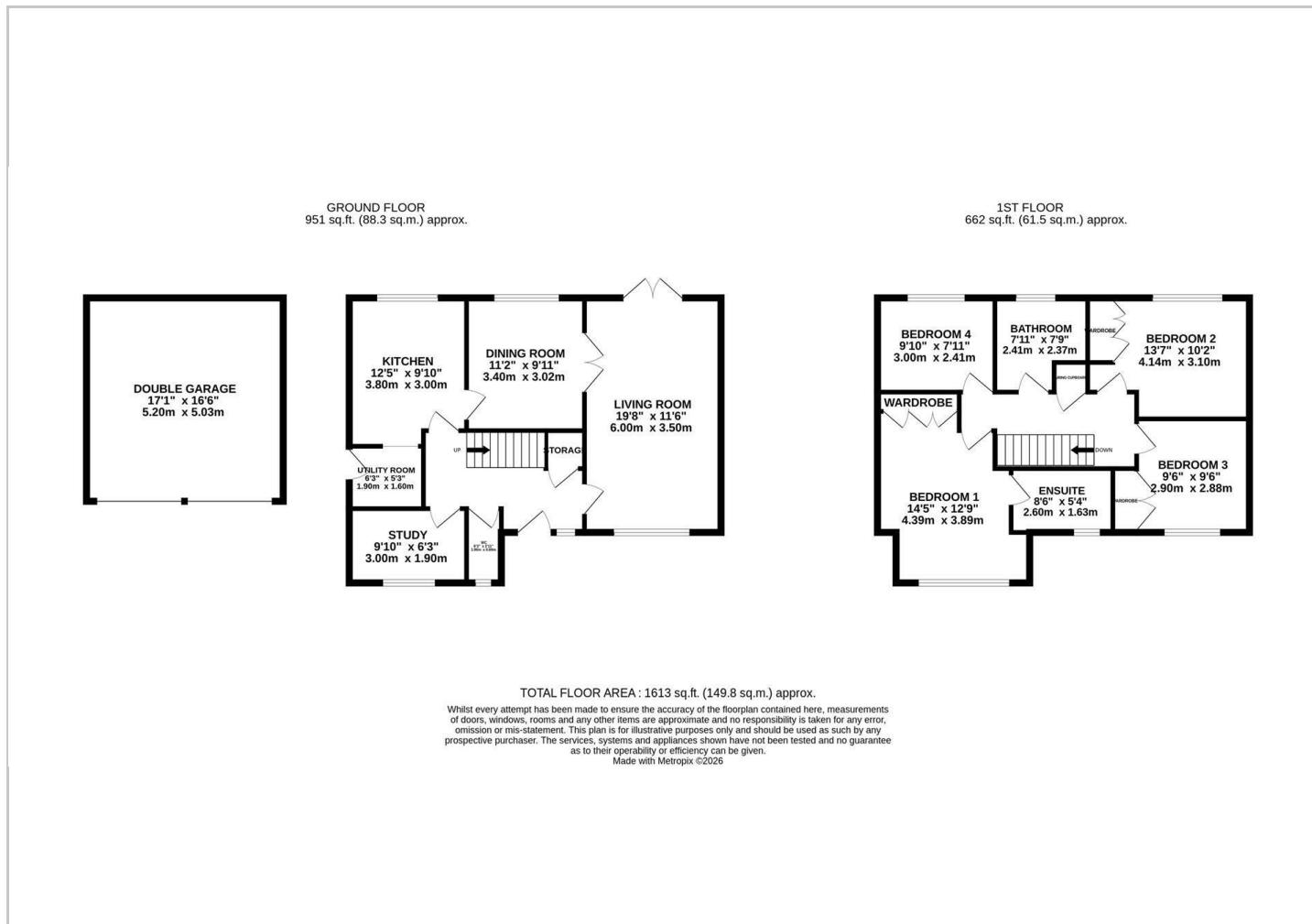
Directions



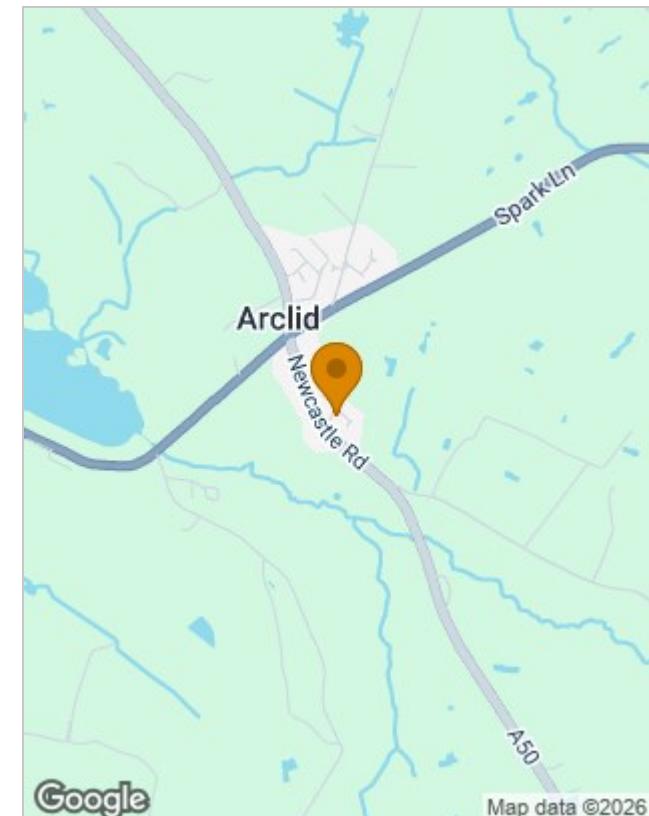


LA VITA E BELLA

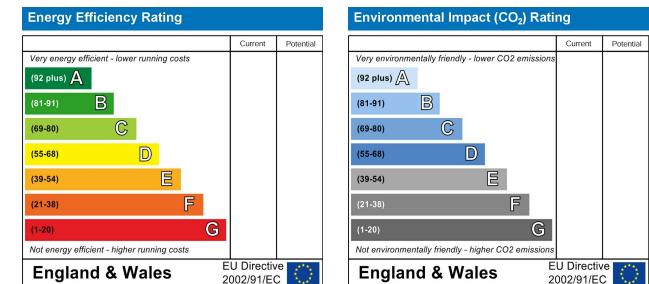
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.