



Plot 7, Rookery View Stoke Hall Lane, Stoke, Nantwich, CW5 6AS

Guide Price £950,000

**BAKER
WYNNE &
WILSON**

PROPERTY DESCRIPTION

Set in a quiet and peaceful hamlet in the South Cheshire countryside, close to Barbridge and the canal Rookery View development will comprise Seven energy-efficient, architecturally designed homes with a choice of garden sizes and optional land.

Sharing a long private driveway, the conversions are approached via a quiet country lane, with a generous provision of parking and garaging close to the barns.

The barns are a sensitive reimagining of a series of farm buildings that will be a subtle division to create a series of beautifully light, free-flowing living spaces which will frame panoramic countryside views.

RHB construction has sought to celebrate the materiality of the structures while introducing contemporary forms, extended sections of glazing, and subtle divisions to create a series of beautifully light, free-flowing living spaces.

Across the development the spatial configuration is restrained and sympathetic, retaining a respectful relationship with the architecturally stunning original farm building, being the natural nucleus of the plan set around an expansive traditional courtyard.

Fittings and finishes throughout will be of very high quality.



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KEY FEATURES

- Estimated Gross External Area 3,241 sqft.
- Estimated Garden Plot 0.3644 Acres.
- Rookery View Development by RHB Construction.
- Seven energy-efficient, architecturally designed homes with a choice of garden sizes and optional land.
- Sharing a long private driveway, the conversions are approached via a quiet country lane
- Fittings and finishes throughout will be of very high quality.
- Despite being entirely rural in character, Rookery View is surprisingly well-connected.
- A stunning setting in an idyllic location with magnificent views

BARN SPECIFICATION

The specification of the barns includes, but is not limited to, the following:

Air source heat pumps, Underfloor heating, Double garages with electric doors, Beautifully designed kitchens with Neff appliances, boiler taps and wine cooler, Lutron lighting in kitchen, diner, living area, Sonos integrated ceiling speakers to kitchen, diner, living area, Fiber broadband direct to each property, 10 years structural warranty, Electric charging points for cars, Electric gates.

ABOUT THE DEVELOPER - RHB

RHB Construction is a local, family run construction company based in Nantwich and are renown as one of the areas leading construction and property development companies who specialise in bespoke homes, barn conversions and large-scale renovation projects.



DIRECTIONS TO CW5 6AS

what3words /// gearbox.trappings.juggler

ACCOMMODATION

With approximate measurements comprises:

GROUND FLOOR:

ENTRANCE HALL

15'5" x 11'1"

INNER HALL

7'6" x 3'11"

LOUNGE

21'5" x 12'7"

LAUNDRY

11'9" x 11'3"

DINING/LIVING ROOM

23'9" x 12'9"

KITCHEN

21'11" x 15'5"

UTILITY ROOM

11'3" x 8'0"

BOOT ROOM

8'8" x 8'0"

FIRST FLOOR:

LANDING

315 x 26

BEDROOM NO. ONE

19'0" x 12'5"

WALK IN WARDROBE

10'0" x 8'4"

ENSUITE

12'3" x 5'10"

BEDROOM NO. TWO

13'11" x 11'1"

ENSUITE

7'10" x 6'6"

BEDROOM NO. THREE

14'5" x 12'1"

ENSUITE

7'1" x 5'10"

BEDROOM NO. FOUR

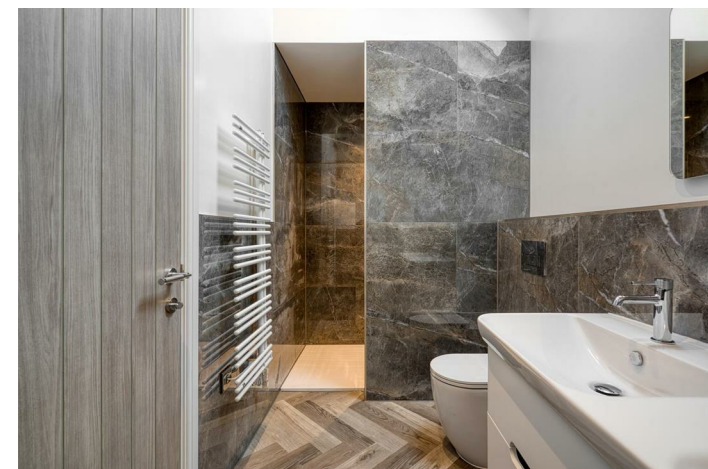
15'5" x 9'10"

ENSUITE

9'10" x 5'10"

VIEWING

Please contact the offices of Baker Wynne
and Wilson on Tel 01270 625214





**BAKER
WYNNE &
WILSON**



Site Layout (Plot 7)

nc architecture

PROJECT
Stoke Hall Farm

SITE ADDRESS
Stoke Hall Farm,
Hantwell

POSTCODE
CV5 6AS

DRAWING
Plot 7 - Red Line Boundary

PROJECT NO. 6221 DWG NO. P-128 REV NO. - SCALE 1:500

DRAWN BY AL CHECKED BY HIC

INFORMATION

REV.	DESCRIPTION	APP.	DATE
1	Update following comments	AL	01.03.24

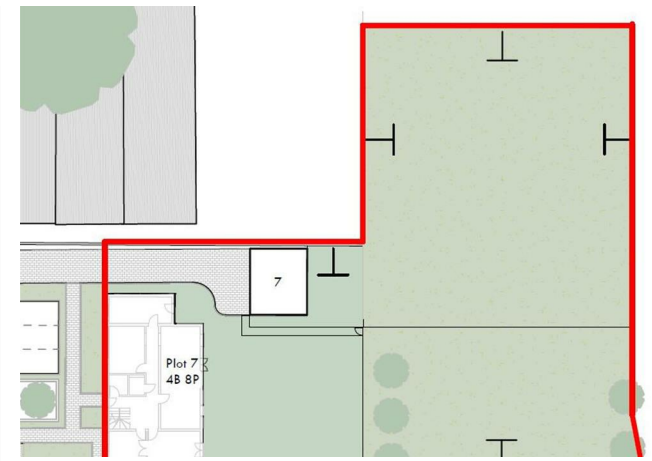
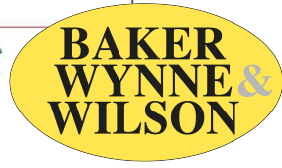
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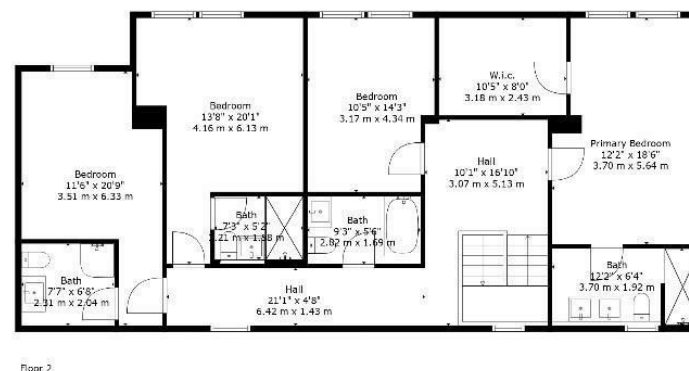
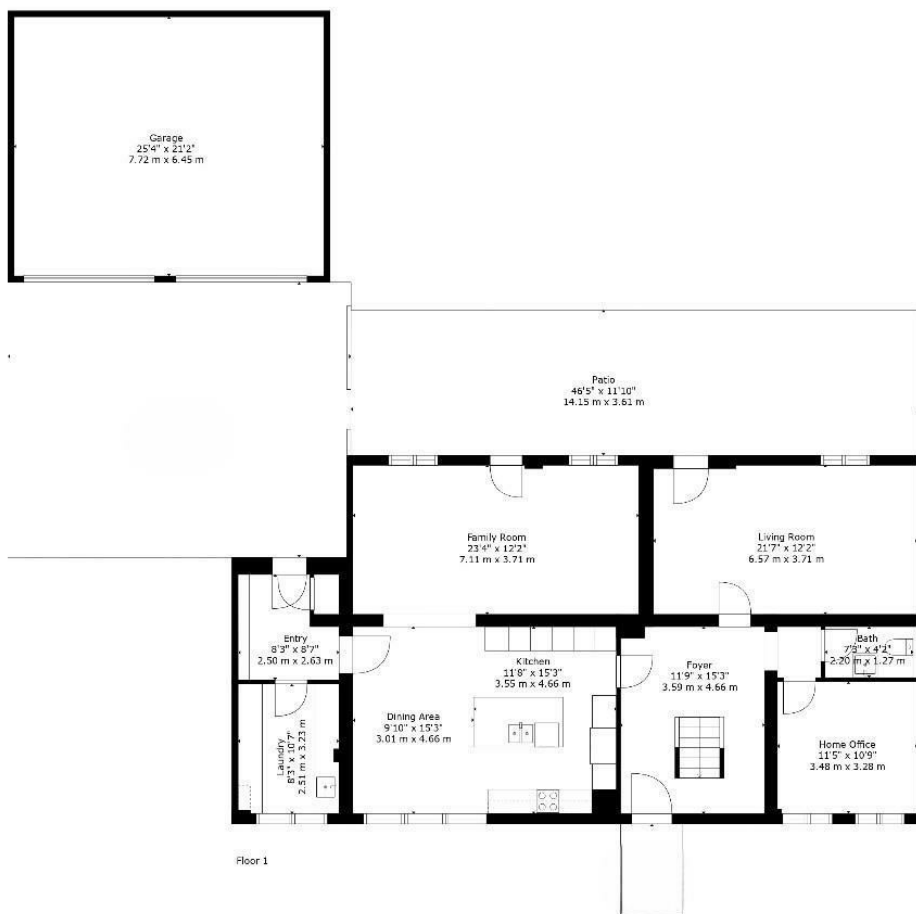
- Individual plot boundaries 400m
- T marking individual plots. Responsibility of boundary maintenance.

Planning
Application
reference
APP/R0660/W/
23/3322139

0 5 m

nc architecture
The Mill, St. Ann's Parade,
Widmore, Cheshire SK9 1HG
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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