

# FOR SALE

## 3, CHERRY LANE FARM

### FOUR BEDROOM DETACHED BARN STYLE HOME

3, Cherry Lane Farm, Cherry Lane, Rode Heath, Cheshire, ST7 3QX

# £475,000

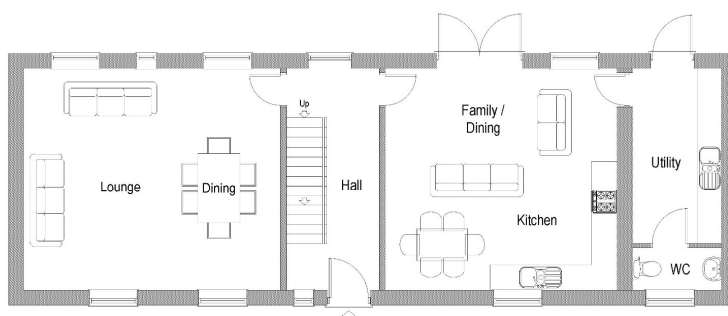
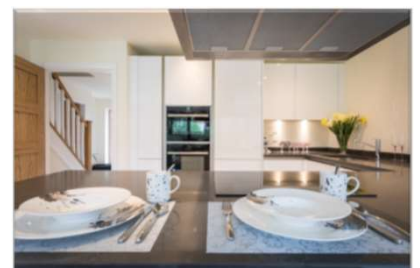
**Our exclusive new development** of 6 three, four & five bedroom homes currently under construction, is nestled amongst the rolling green fields of the Cheshire countryside and brings a mix of natural traditional aspects with contemporary living.

**3, Cherry Lane Farm** is for sale offering a beautiful four bedroom, two storey barn style property at 1740 sq ft. Sitting at the end of the private cul-d-sac, this plot offers a vast outdoor space wrapping around 3 sides of the property.

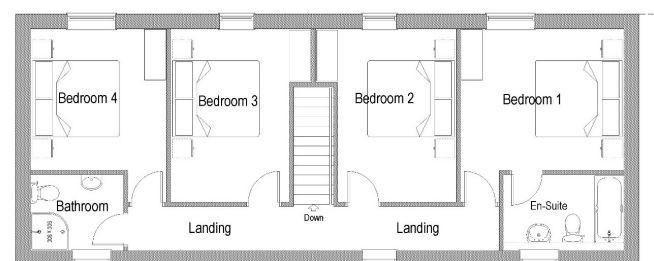
A central entrance hall enjoys views leading straight out to the garden with the formal lounge and dining room benefiting from 5 windows bringing in light and beautiful views. A spacious family room with kitchen, dining and lounge has french doors to the back and connects to a large utility room and WC.

The first floor provides three generous double bedrooms, a family shower room and a master bedroom with en suite bathroom.

Planned to be ready for occupation in Autumn 2020, there is a fantastic opportunity to purchase off plan giving you the flexibility to apply bespoke elements to your home.



Proposed Ground Floor Plan



Proposed First Floor Plan

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**Specification:**

- Contemporary kitchen with NEFF appliances finished with a quartz worktop
- Laufen and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- Carpet to the bedrooms, stairs, landing and formal lounge
- Oak entrance door and oak shaker style doors throughout internally with brushed chrome handles
- Master bedroom with en suite bathroom
- Three addition double bedrooms and a family shower room
- Formal lounge and dining room
- Family room with kitchen, dining, living space, french doors to the garden and access to the utility room and WC
- TV points to all living areas and bedrooms
- Brushed chrome light switches and white electrical sockets
- LPG gas fired central heating & underfloor heating downstairs
- CAT5 cabling to each room
- Largest private landscape gardens with a stone patio and walkways
- 10-year New Homes Warranty with ICW

|           |                  |                      |            |
|-----------|------------------|----------------------|------------|
| Bedroom 1 | 3.9 x 3.4m       | Formal Lounge/Dining | 5.3 x 6m   |
| En suite  | 1.8 x 2.2m       | Kitchen Family       | 5.3 x 5.5m |
| Bedroom 2 | 4.1 x 3.3m (max) | Hallway              | 5.3 x 2.2m |
| Bedroom 3 | 4.1 x 3.3m (max) | Utility              | 2.1 x 4.2m |
| Bedroom 4 | 3.4 x 3.2m       | Family Bathroom      | 2.2 x 1.8m |

