



CGI

**5 CHERRY LANE FARM**  
**CHERRY LANE, RODE HEATH**

 **gleave  
homes**  
traditional aspects  
with contemporary living

**JACKSON-STOPS** 

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## 5 CHERRY LANE FARM, CHERRY LANE, RODE HEATH

A NEWLY CONSTRUCTED, BEAUTIFULLY PRESENTED FOUR BEDROOM SINGLE LEVEL LIVING HOUSE WITH TWO FIRST FLOOR GUEST BEDROOMS, SITTING WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST FIVE OTHER PROPERTIES



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### DISTANCES

ALSAGER TOWN CENTRE 1 1/2 MILES  
M6 (J16) 3 MILES  
KIDSGROVE 3 1/2 MILES  
CONGLETON 6 MILES  
HOLMES CHAPEL 7 1/2 MILES  
CREWE 8 MILES  
ALDERLEY EDGE 16 MILES  
MANCHESTER INTERNATIONAL AIRPORT 23 MILES  
MANCHESTER CITY CENTRE 31 1/2 MILES  
(DISTANCES APPROXIMATE)

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### ACCOMMODATION IN BRIEF

- Entrance hall
- WC
- Open-plan, double-height kitchen/dining/sitting room
- Utility room
- Ground floor master suite with bedroom, dressing room and en suite bathroom
- Ground floor double bedroom two/office/second reception room
- Two first floor double guest bedrooms
- Family shower room
- Parking for three cars

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## DESCRIPTION

5 Cherry Lane Farm is an outstanding, newly constructed four bedroom barn style property in an exclusive development of just six houses, on a private road.

The accommodation is built to a very high specification with a unique, flexible layout that has the benefits of single level style living with the added advantage of having two double guest bedrooms and a shower room on the first floor.

The master suite on the ground floor has a dressing room and en suite bathroom with bedroom two, also on the ground floor, being flexible for use as an additional reception room or office.

The rear of the house is entirely made up of the living space with a vast open-plan area and double-height ceiling. The high specification Rational kitchen is open to the dining area and the sitting room. The first floor is accessed from the living space leading to a galleried landing where you can access two double bedrooms and family shower room.

The living space has a set of French doors which gives access to the large stone patio, providing a wonderful al fresco dining area overlooking the rear gardens, which back onto lovely rural countryside.

The outstanding specification includes: -

- 1,800 sq ft gross external
- Single level living with two upstairs guest bedrooms
- Rational kitchen with integrated NEFF appliances and quartz worksurface
- Laufen and Hansgrohe bathroom suites
- Porcelanosa bathroom and floor tiles
- Carpet to the bedrooms, stairs and landing
- Oak entrance door and oak Shaker style doors throughout with brushed chrome handles

- Ground floor master bedroom with en suite dressing room and bathroom
- Second ground floor double bedroom/potential office/second reception room
- Open-plan, double-height living space with French doors to the rear gardens and access to the utility room
- Two first floor double bedrooms with family shower room
- TV points to all living areas and bedrooms
- Brushed chrome light switches and white electrical sockets
- LPG gas fired central heating and underfloor heating to the ground floor
- CAT5 cabling to each room
- Large private landscaped gardens with stone terrace and pathways
- 10 year New Homes Warranty

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## GARDENS & GROUNDS

A large stone terrace abuts the entire rear elevation, with substantial gardens and an open outlook. The majority of the gardens sit to the rear of the house, with a generous parking area to the side of the house. The front garden consists of formal borders and a small area of lawn.

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## LOCATION

5 Chery Lane Farm is situated in Rode Heath, within a short drive of the larger conurbations of Congleton, Stoke-on-Trent, Newcastle and Crewe. Junction 16 of the M6 motorway is only 3 miles distant, whilst Kidsgrove train station has a direct service to Manchester Piccadilly. The towns of Kidsgrove, Alsager, Sandbach, Congleton and Holmes Chapel are all close by and provide for your daily needs.

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## DIRECTIONS (POSTCODE: ST7 3QX)

From Holmes Chapel proceed in a southerly direction towards Alsager on the A50 . Drive for about 7 ½ miles and turn right into Cherry Lane, just after the turning for the A533 (Sandbach Road). Drive over the bridge and after about 0.2 miles the development will be seen on your right hand side.

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## PROPERTY INFORMATION

**Predicted EPC Rating:** C

**Services:** Mains water and electricity, shared bio-digest drainage, gas fired central heating,

**Tenure:** Freehold. Common areas – share of freehold.

**Service Charge:** a service charge will be payable to a management company for the maintenance of the common areas – amount yet to be assessed.

### Agents Notes

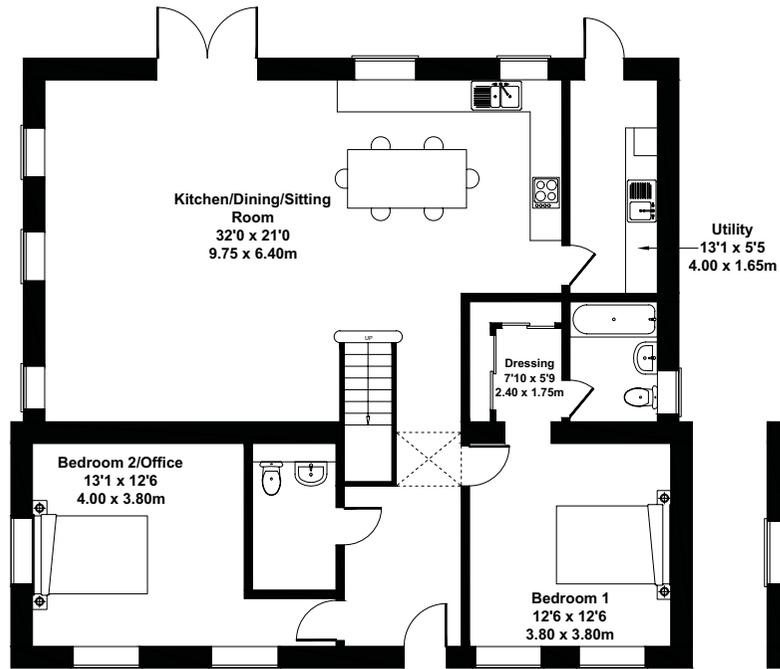
- Each house owner will be a director of a management company that will jointly own the communal area. The maintenance of these areas will be paid for by a service charge payable for each property.
- The room measurements have been provided by Gleave Homes and have not been verified due to COVID-19. Potential purchasers to verify room sizes before purchase.

**Local Authority:** Cheshire East Council.  
Telephone: 0300 123 5500.

**Council Tax:** Tax band to be assessed.

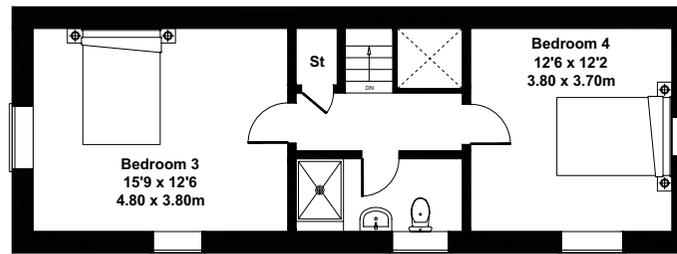
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APPROX GROSS INTERNAL FLOOR AREA 1,800 SQ FT / 167.22 SQ M

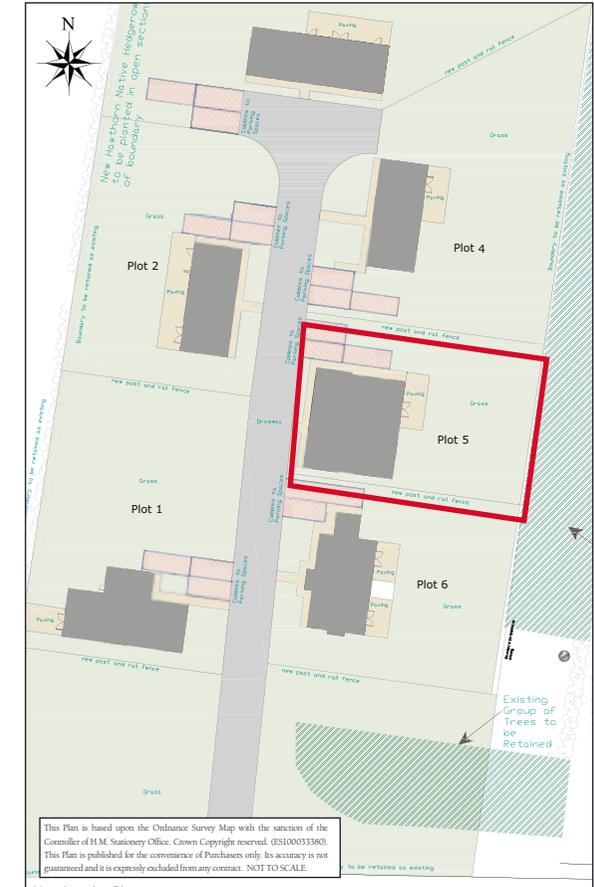


Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



First Floor



**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910

