



1 Plant Lane, Moston, Sandbach, Cheshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

1 Plant Lane, Moston, Sandbach, Cheshire CW11 3PG

An immaculately presented contemporary family home with a garden and outbuilding in scenic Cheshire countryside

Sandbach Station 1.7 miles (London Euston 122 mins), M6 (J17) 4.3 miles, Chester 24.7 miles

Reception hall | Sitting room | Family room
Kitchen | Dining room | Utility | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Shower room
Garden | Garage with floor above | Outbuilding with office, treatment room and store
EPC rating C

The property

1 Plant Lane is a unique detached residence offering beautifully presented modern accommodation across two spacious floors totalling over 1,800 sq. ft.

The residence is approached via a central entrance porch with stairway and store cupboards, with the accommodation flowing into the tranquil front facing sitting room and further into the expansive porcelain tiled 19 ft. reception hall. From here a sleek shower room and an adjacent bright dual-aspect bedroom are accessed. Double doors from the hall open naturally into the sociable open plan living space, comprising a light-filled family room with Evonic fire and bi-folding doors to the terrace and manicured garden, a sizeable dining space, a kitchen and a useful utility with sink, cabinetry and space for appliances. The contemporary kitchen enjoys a range of neutral shaker style cabinetry with granite worksurfaces, a butler sink, various integrated appliances and a breakfast bar.

The first floor houses three further well-proportioned and bright bedrooms. Two front

facing rooms feature wide walk-in bay windows and are well served by the glossy family bathroom with separate walk-in shower, whilst the principal suite enjoys the use of a luxury en suite shower room.

Outside

Neat formal front lawn bordered with a range of hedging sits beside the large electric aluminium sliding gates, that leads to the driveway beside the home, leading up to the detached garage with electric door and versatile vaulted floor above. The sizeable rear garden features a large paved sun terrace, an adaptable outbuilding ideal for those working from home and attractive landscaped gardens.

There is a generous expanse of manicured and lush level lawn bordered by a variety of herbaceous planting and shrubs and an additional private decked seating area with a pergola, perfect for entertaining.

Location

The property sits in an enviable rural position in popular Moston, within easy reach of the historic market town of Sandbach with numerous amenities including Waitrose supermarket, independent shops, restaurants, schools and monthly artisan market. There is also a mainline railway station that provides access to Manchester airport within 30 minutes and to Manchester City centre within 50 minutes.

The town of Nantwich provides further facilities, whilst the historic city of Chester with its wealth of cultural and recreational services is within easy reach. The M6 is a short distance away, offering convenient connections further afield.

Directions

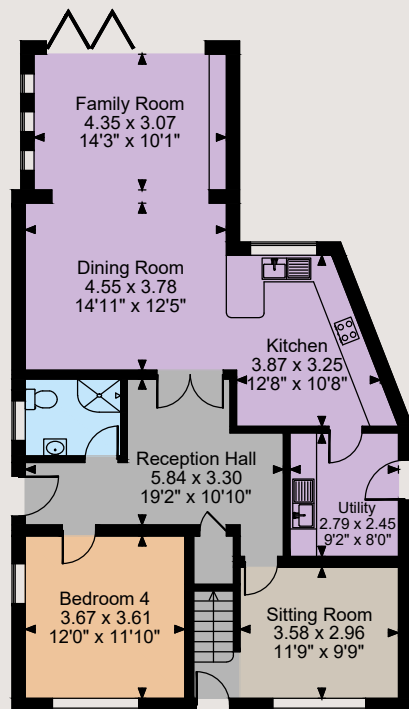
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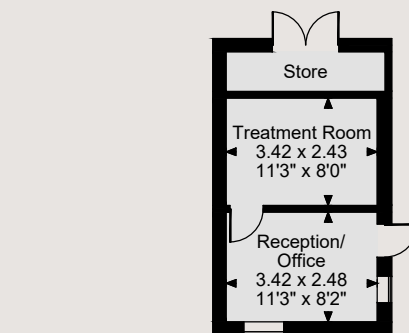


Floorplans

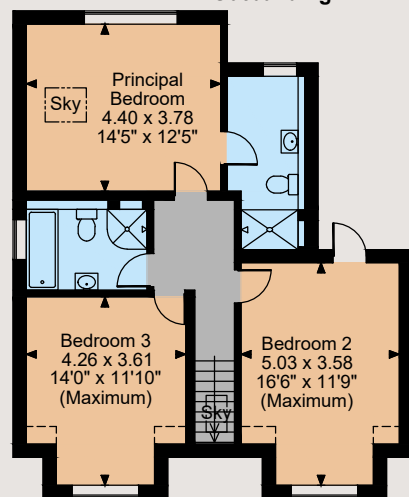
House internal area 1,824 sq ft (170 sq m)
Outbuilding internal area 227 sq ft (21 sq m)
Garage internal area 506 sq ft (47 sq m)
For identification purposes only.



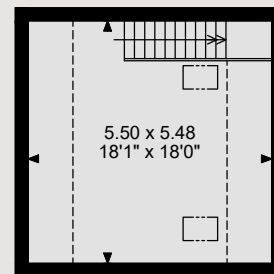
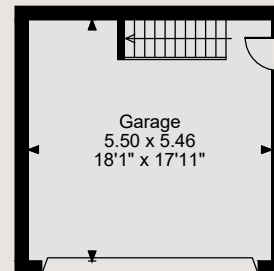
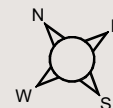
Ground Floor



Outbuilding



First Floor



Floor Above Garage

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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General

Local Authority: Cheshire East

Services: Mains electricity and water. Private Drainage. Oil fired central heating.

Council Tax: Band D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

Guide Price: £725,000

Agents note: We understand that the private drainage at this property does not comply with the relevant regulations. Further information is available on request.

Chester

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