



# The Prestbury

Moss Lane, Elworth, Sandbach, Cheshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully appointed and spacious contemporary family home located on the fringes of a favoured village

An impressive brand-new detached home with attractive traditionally styled elevations and elegant contemporary décor and fittings, located in the sought-after village of Elworth. The property features airy living space with both full-height and bay windows welcoming plenty of natural light, while outside there are splendid gardens backing onto pretty countryside



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**GARAGE & CARPORT**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**3,318 SQ FT**



**GUIDE PRICE  
£935,000**

### The property

The Prestbury is a highly attractive contemporary home of around 3318 square feet, providing six fabulous bedrooms and a wealth of beautifully appointed living space over three floors. The property features handsome red brick elevations in a traditional style, while inside there are stylish modern fittings combined with understated, neutral décor to create a thoroughly pleasant and comfortable living space.

There are four well-presented reception rooms on the ground floor, including the generous drawing room at the rear, which has double opening doors giving access to the rear garden and a stunning brick-built fireplace with a timber lintel, which is fitted with a Scandinavian-style woodburning stove. The sitting room and study are both located at the front, offering further space in which to relax, with both featuring southeast-facing bay windows, while at the rear the sunny kitchen/dining/family room has full-height windows and sliding glass doors opening onto the garden, ideal for alfresco dining. The stunning open-plan kitchen/dining/family room features shaker-style

units, a central island with a breakfast bar and quality integrated appliances, this fabulous room is an ideal family and entertaining space. The neighbouring utility room provides further storage space, including a walk-in pantry. The first floor provides four double bedrooms, including the generous principal bedroom with its Juliet balcony with views over fields, it also boasts a dressing room and stylish en suite shower room. Bedroom two which also has country views benefits from an en suite shower room, while the two remaining bedrooms on the first-floor share Jack and Jill access to a large family bathroom with a freestanding bath and a walk-in shower. On the second floor there are a further two double bedrooms, plus a shower room.

### Outside

At the entrance to the property, a five-bar wooden gate opens onto the paved driveway, with parking for several vehicles and access at the side of the house to additional parking in the garage and carport. The carport could alternatively be used as a covered seating and dining area. The gardens at the front have



a small area of lawn with young border hedgerows, while at the rear, the gardens include a patio area across the rear of the house, with a level lawn beyond. At the end of the garden there is post and rail fencing and border hedgerows, with fields beyond.

### Location

Elworth village is a suburb of Sandbach and offers a good selection of day-to-day amenities including shops, several public houses, two churches and a church hall. Elworth also has its own cricket club. Sandbach offers extensive independent and High Street shopping, a weekly market, restaurants, cafés, bars and public houses. There are also sporting and leisure facilities at Sandbach Golf Club, Malkins Bank Golf Course, Sandbach Rugby Club and Sandbach Cricket Club. Communication links are excellent: Sandbach station is within walking distance and offers regular services to Manchester and London (via Crewe). The nearby M6 motorway provides convenient access to the commercial industrial centres of the North West and Manchester Airport offers flights to global destinations.



### Distances

- Sandbach 1.4 miles
- Middlewich 3.7 miles
- Crewe 6.0 miles
- Congleton 8.7 miles
- Nantwich 9.2 miles

### Nearby Stations

- Sandbach

### Key Locations

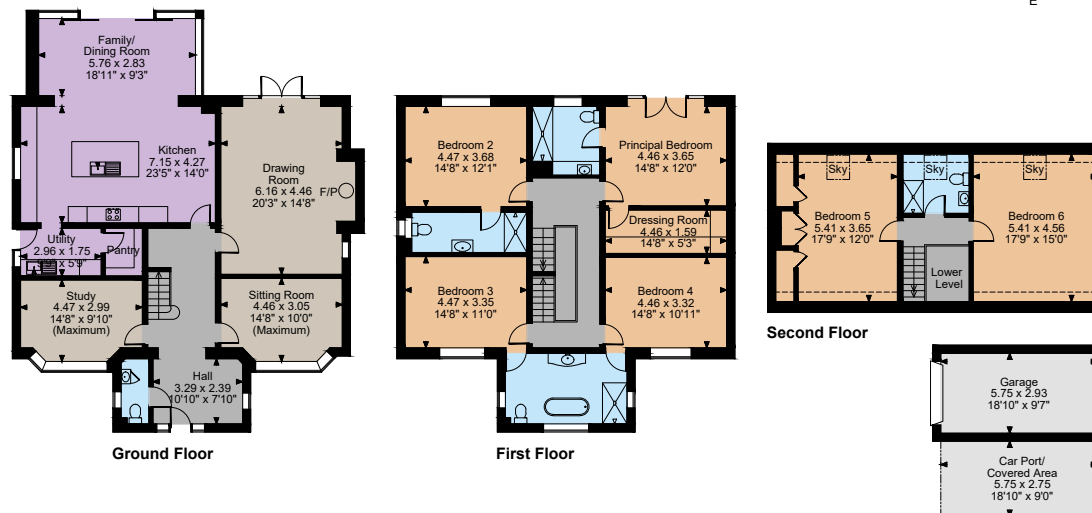
- Delamere Forest
- Delamere Lake
- Arley Hall
- Anderton Boat Lift
- Lion Salt Works Museum
- Weaver Hall Museum & Workhouse
- Marbury Country Park
- Dutton Locks
- St Laurence's Church, Frodsham

- Peckforton Castle
- Beeston Castle

### Nearby Schools

- The Grange School
- Terra Nova School
- Beech Hall School
- King's School
- The Ryleys School
- Pownall Hall School
- Newcastle-under-Lyme School
- Edenhurst Prep
- Offley Primary Academy
- Elworth Hall Primary School
- Elworth CofE Primary School
- Sandbach School
- Sandbach High School





The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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## Floorplans

Main House internal area 3,318 sq. ft (308 sq. m)

Garage internal area 181 sq. ft (17 sq. m)

Covered Area external area 170 sq. ft (16 sq. m)

Total internal area 3,499 sq. ft (325 sq. m)

## Directions

Post Code CW11 3JW

What3words: ///instincts.emeralds.crown

## General

Local Authority: Cheshire East Council

**Services:** Mains electricity, water, gas and private drainage that we understand complies with current regulations – underfloor heating to the ground floor only.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** B

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



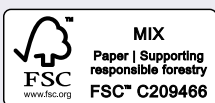
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