17 Cotton Field Road

CW4 7PD

Offers In Excess Of £600,000

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STEPHENSON BROWNE

Stephenson Browne take delight in offering For Sale this beautifully styled family home offering exceptional space, style and modern living.

This impressive five-bedroom, three-bathroom detached property sits in a prime position on a corner plot, allowing for plenty of natural light and is located within one of Holmes Chapel's most sought after the developments. The home combines generous proportions with a contemporary finish throughout, including the upgrade of the internal doors and the striking Karndean flooring to the ground floor - perfect for modern family life and an early viewing is a must in order to truly appreciate the delights this property has to offer.

At the heart of the home is a stunning open-plan kitchen, dining and family space stretching over 35ft, it’s a true social hub designed for both everyday living and entertaining. Two sets of French doors open seamlessly onto the garden, creating a natural flow between indoor and outdoor living.

The ground floor also offers a formal living room to the front, utility room with matching cabinetry, and a family friendly downstairs WC.

Upstairs, an extremely spacious landing leads to five double bedrooms. The principal suite is complete with fitted wardrobes and a luxury four-piece en-suite, while the second bedroom also has a private shower room. The remaining bedrooms are all well-proportioned and served by a contemporary family bathroom.

Externally, the property benefits from ample driveway parking, alongside the double garage. which is wired ready for an electric car charging point. To the rear, the garden offers a blend of a decked seating area and a central lawn — ideal for relaxing or entertaining.

A freehold home of scale and style, ready to move straight into. Viewing is essential to fully appreciate the space and lifestyle this property offers.

Welcome to Holmes Chapel

Nestled in the heart of the picturesque Cheshire countryside, Holmes Chapel is a highly sought-after village that perfectly blends rural charm with modern convenience. Popular with families, professionals, and retirees alike, this thriving community offers an exceptional quality of life, surrounded by natural beauty while remaining well-connected to major transport links.

Holmes Chapel boasts a vibrant village centre with a fantastic selection of independent shops, cosy cafés, traditional pubs, and essential amenities including a library, pharmacy, and post office. The area is also home to several highly regarded primary schools and the well-respected Holmes Chapel Comprehensive School and Sixth Form College, making it a popular choice for families.

For commuters, the village benefits from its own train station, offering direct services to Manchester, Crewe, and beyond. The nearby M6 motorway provides easy access to major cities such as Manchester, Liverpool, and Birmingham, making Holmes Chapel a convenient base for those working in the North West. Surrounded by scenic walking routes, including the Dane Valley Way and charming nearby villages like Goostrey and Cranage, Holmes Chapel is ideal for lovers of the outdoors.

The community spirit is strong here, with regular local events, and a welcoming, friendly atmosphere that gives the village its enduring appeal. Whether you're looking for a peaceful place to settle down, raise a family, or simply enjoy village life with all the modern touches, Holmes Chapel offers the perfect setting.

Charles Church Homes – Redefining Modern Elegance

Charles Church has long been recognised as one of the UK's most prestigious housebuilders, known for creating homes that blend timeless architectural design with the needs of modern living. With a reputation built on quality craftsmanship and attention to detail, every Charles Church development reflects a commitment to style, comfort and practicality.

Each home is thoughtfully designed to offer generous living spaces, intelligent layouts and high-quality finishes as standard. From sleek, modern kitchens and luxury bathrooms to carefully considered storage solutions and energy-efficient features, Charles Church properties are crafted to enhance everyday life.

Beyond the specification, Charles Church developments are created with community in mind — often set within carefully planned surroundings, combining green spaces, landscaped areas and convenient access to local amenities. This balance of lifestyle and location ensures that a Charles Church home is not only a place to live, but a place to thrive.

For families, professionals and those looking for something truly special, Charles Church offers more than a house — it delivers a home that reflects aspiration, sophistication and long-term value.

Entrance Hall

20'1" x 4'1"

Living Room
16'0" x 12'1"

Kitchen / Dining Area / Family Room
35'4" x 12'6"

Utility
6'5" x 5'6"

WC
5'2" x 3'0"

Landing

Bedroom One
13'11" x 12'1"

Ensuite Shower Room (Bedroom One)
8'11" x 5'6"

Bedroom Two
15'8" x 9'5"

Ensuite Shower Room (Bedroom Two)
5'8" x 5'5"

Bedroom Three
12'9" x 9'0"

Bedroom Four
9'10" x 9'5"

Bedroom Five
11'1" x 9'0"

Bathroom
8'3" x 7'8"

Garage
17'10" x 16'4"

Tenure
We understand from the vendor that the property is freehold with an annual estate management charge. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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