



STEPHENSON BROWNE

Mill Hill Lane, Sandbach

CW11 4PN



**Offers In The Region Of
£850,000**



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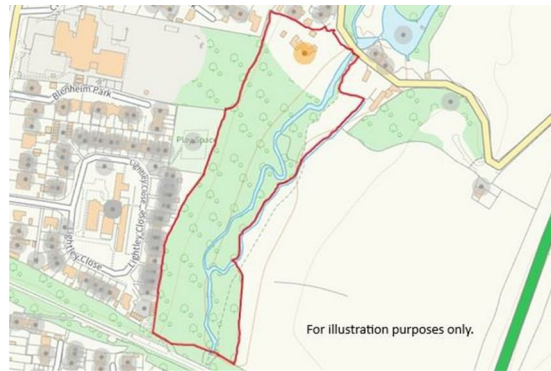
DESCRIPTION

Rolland House, Mill Hill Lane, Sandbach – a beautifully presented detached bungalow set within an exceptional plot of approximately 7 acres, including woodland and the River Wheelock flowing through the grounds.

Situated in one of Sandbach's most sought-after locations, just moments from the Wheelock Rail Trail and within walking distance of the town centre, this impressive home offers versatile accommodation with four bedrooms and two generous reception rooms. Both reception spaces feature bifolding doors, creating a seamless connection to the gardens, while many rooms benefit from double or triple aspect windows, providing an abundance of natural light.

The property has been renovated to a high specification, with new carpets and décor throughout, while retaining period features including original parquet and tiled flooring. The newly fitted kitchen offers quartz work surfaces, integrated appliances, ample storage and a separate utility room.

There are four well-proportioned bedrooms, including a brand new principal ensuite, alongside a stylish family bathroom and two additional WCs, all finished with high-quality fittings and LED mirrors. Built-in



wardrobes and excellent storage are found throughout.

Externally, the property is approached via a gated driveway providing ample parking, leading to a detached garage with electric roller door. The grounds are a particular highlight, offering a variety of gardens surrounding the bungalow, with woodland beyond and a picturesque stream running through the plot.

Further benefits include a full rewire, new heating system with Hive control, remote-controlled external lighting and WiFi hotspots throughout.

Located on the ever-popular Mill Hill Lane, close to well-regarded schools and local amenities, this is a rare opportunity to acquire a unique home in a prime setting.



ROOM DESCRIPTIONS

Entrance Hall

6'4" x 6'2"

Sitting Room

15'6" x 14'6"

Steps down to the sitting room. Bifold doors.

WC (South)

6'2" x 3'9"

Kitchen

20'11" x 13'1"

Triple aspect windows. Steps up to the living room.

Utility

10'2" x 5'7"

Space and plumbing for a washing machine, tumble dryer and additional storage space.

Living Room

15'0" x 13'9"

Bifold doors.

Porch

2'11" x 2'9"

WC (North)

6'5" x 5'4"

Bedroom One

18'2" x 10'9"

Built-in wardrobes. Triple aspect windows.

Ensuite

7'6" x 5'2"

LED mirror.

Bedroom Two

13'11" x 10'11"

Built-in wardrobes.

Bedroom Three

10'10" x 10'9"

Built-in wardrobes. Double aspect windows.

Bedroom Four

10'9" x 8'0"

Built-in wardrobes.

Bathroom

10'10" x 6'2" (max)

LED mirror.



Garage

18'4" x 12'5"

Detached double garage with electric roller door.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.











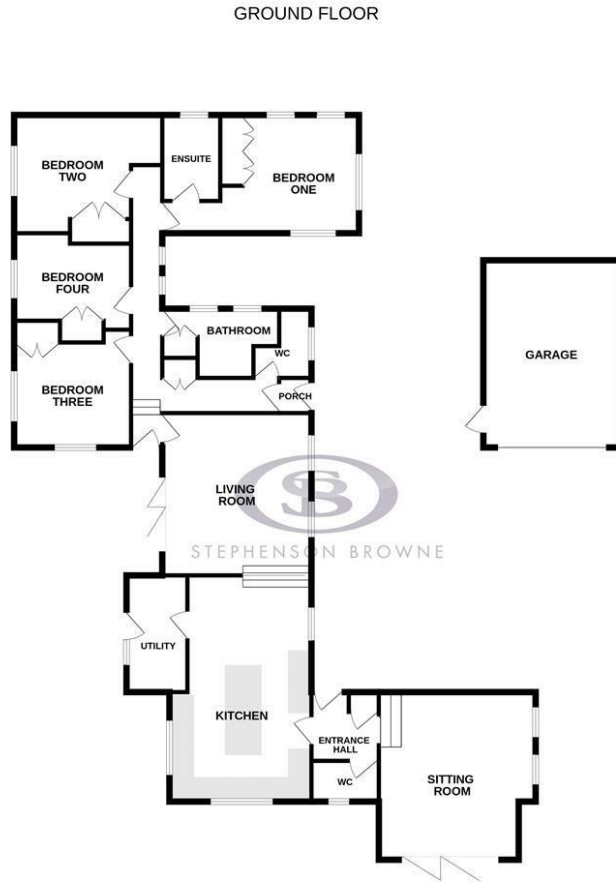
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Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



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



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73 → 80	England & Wales
			EU Directive 2002/91/EC

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