



26 OFFLEY ROAD, SANDBACH, CW11 1GY

GUIDE PRICE £950,000



STEPHENSON BROWNE



Welcome to Oaklands, a uniquely remarkable detached family home in Sandbach, guaranteeing a lifestyle of luxury and convenience. Situated on Offley Road, just a short walk to highly-regarded schools and Sandbach Town Centre. Presenting an exceptional opportunity for family living.

Offering six multi-functional ground floor reception areas that can be tailored to suit any lifestyle, designed to cater to the needs of modern growing families while maintaining a sense of elegance and comfort. The highlight of the home is the bespoke kitchen, flowing seamlessly through to three reception areas, currently utilised as a dining area, family area, and home gym. The kitchen features exquisite marble worktops, integrated appliances and contemporary fittings that blend style with functionality. There is a ground floor annex with its own shower room. Completing the ground floor is a convenient downstairs WC, adding practicality for guests to this beautifully designed home.

To the first floor, there are five large double bedrooms. The principal bedroom boasts a dressing room and large ensuite shower room. A luxurious family bathroom accommodates the remaining household. With high-end fixtures and underfloor heating, providing a boutique hotel experience right at home. There is a study, which could be treated as a single bedroom.

As you step outside, there is a gated driveway that can accommodate several vehicles. To the rear, there is a large, private garden that is not overlooked, ensuring peace and seclusion. This outdoor space is perfect for entertaining or simply enjoying the tranquillity of nature. Additionally, the garden houses a self-contained annex, complete with a shower room and workshop, offering endless possibilities for use as a guest suite, home office, or creative studio.





**Entrance Hall**  
Understairs storage. Cloak cupboard.

**Living Room**  
19'6" x 18'2"

**Dining Room**  
16'1" x 12'6"  
Feature fireplace.

**Dining / Family Area**  
38'10" x 13'1"  
Bi-folding doors.

**Kitchen / Gym Area**  
32'8" x 8'7"

**WC**  
3'11" x 2'7"

**Annex / Bedroom (Downstairs)**  
16'6" x 8'1"

**Shower Room (Downstairs)**  
7'10" x 4'5"

**Workshop / Store**  
7'10" x 5'2"

**Landing**  
Walk-in storage cupboard.

**Bedroom One**  
19'5" x 11'4"

**Dressing Room**  
Fitted wardrobes.

**Ensuite**  
12'5" x 6'0"

**Bedroom Two**  
19'4" x 12'5"  
Juliet balcony.

**Bedroom Three**  
16'1" x 12'7"

**Bedroom Four**  
19'4" x 8'7"  
Built-in wardrobe.





**Bedroom Five**  
12'6" x 12'2"

**Bathroom**  
10'5" x 8'9"

**Utility**  
6'5" x 5'3"  
Space and plumbing for washing machine and tumble dryer.

**Study / Bedroom**  
6'9" x 4'9"  
Fitted storage.

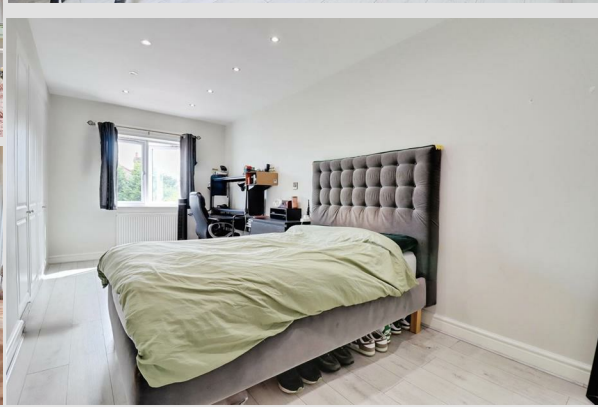
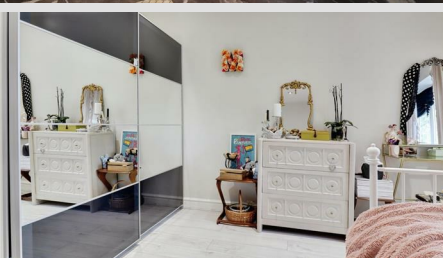
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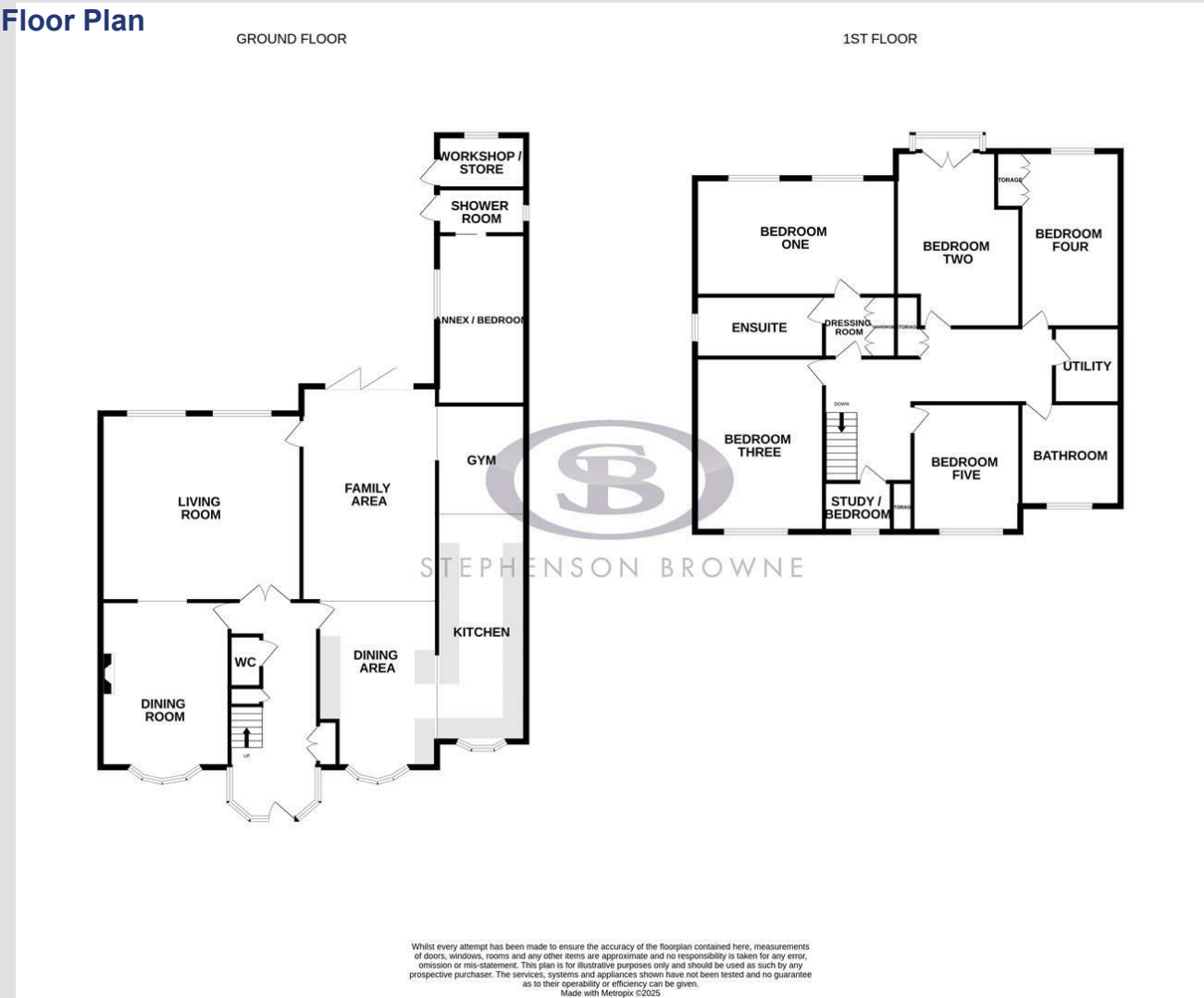








Floor Plan



Area Map



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

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

Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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