



9 MEADOWSIDE, SMALLWOOD, SANDBACH, CW11  
2WS

ASKING PRICE £900,000



STEPHENSON BROWNE

Welcome to Meadowside in Smallwood, Sandbach. An exquisite detached house offering a perfect blend of modern living and serene countryside charm. Spanning an impressive 3200 square feet, the property is part of the esteemed 'Evergreen Meadows' development, crafted by the renowned builders Rowland Homes. Set amongst 0.4 acres of beautifully landscaped grounds, and surrounded by 5.8 acres of mature meadowland, providing a tranquil retreat from the hustle and bustle of everyday life.

The residence boasts three spacious reception rooms, plus a remarkable 27-foot kitchen, diner, and family room, ideal for both entertaining and family gatherings. With five well-appointed bedrooms, the principal suite features a dressing room and an ensuite bathroom, ensuring a private sanctuary for relaxation. Additionally, there is a further ensuite and family bathroom, along with a convenient downstairs WC, catering to the needs of a growing family.

For those with vehicles, the property offers ample parking for many vehicles, complemented by a double garage and a carport providing easy access to the rear. The south-west facing gardens are perfect for enjoying the sun, and there is even planning permission in place for a delightful 4m x 6m orangery, allowing for further enhancement of this splendid home.

The inclusion of 6kw solar panels, which are owned, and intelligent 'Tesla Powerwall' Technology adds to the property's appeal, promoting energy efficiency and sustainability. This remarkable home is not just a place to live; it is a lifestyle choice, offering the perfect balance of comfort, space, and natural beauty. Do not miss the opportunity to make this stunning property your own.



## Entrance Hall

14'8" x 14'0"

Understairs storage.

## Kitchen / Dining / Family Area

27'0" x 25'1"

A range of wall and base units with Corian stone worksurfaces. Integrated fridge / freezer and Miele dishwasher. Dual zone wine fridge. Neff steam oven, combi microwave oven and double ovens. Space for bar stools. Pool / dining table optional. Media wall included. TV optional.



## Lounge

17'8" x 14'5"

## Study

14'8" x 10'10"

## Utility

7'10" x 6'6"

Space and plumbing for washing machine and tumble dryer.

## Dining Room

17'3" x 10'5"

## WC

5'3" x 3'10"

## Landing

17'1" x 13'7"

Double storage cupboard with high pressure system.

## Bedroom One

20'3" x 16'8"

## Dressing Room

5'4" x 4'3"

Custom fitted wardrobes.

## Ensuite (Bedroom One)

9'8" x 7'4"

Four-piece suite

## Bedroom Two

17'3" x 12'4"

Semi fitted wardrobes to be included.



## Ensuite (Bedroom Two)

8'7" x 3'1"

## Bedroom Three

14'1" x 10'0"

## Bedroom Four

14'2" x 8'7"

## Bedroom Five

9'10" x 8'2"

## Bathroom

9'2" x 5'6"

## Car Port

21'0" x 14'9"

Remote controlled electric roller doors.

## Double Garage

20'9" x 17'8"

Boiler location. Remote controlled electric up and over doors.

## External

Landscaped gardens, extended patio area, composite decking and large lawn. Hot tub and surround, wood summerhouse and composite shed included.

## General Notes

Ride on mower included in sale.

Fitted blinds included in sale.

Custom made curtains in dining area included in sale.

Semi-boarded loft.

Hot tub serviced biannually.

6kw solar panels (owned) with a British Gas 10-year feed-in tariff remaining, which is transferable with the property.

Underground LPG Tank.

## Tenure

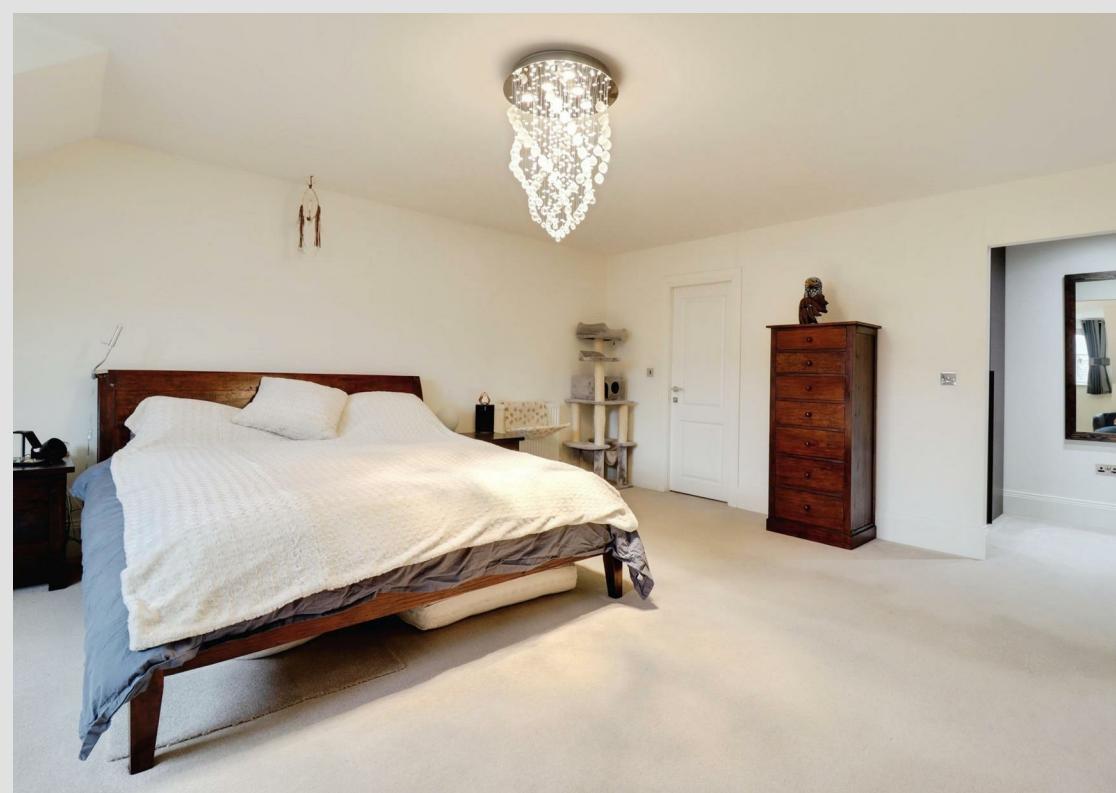
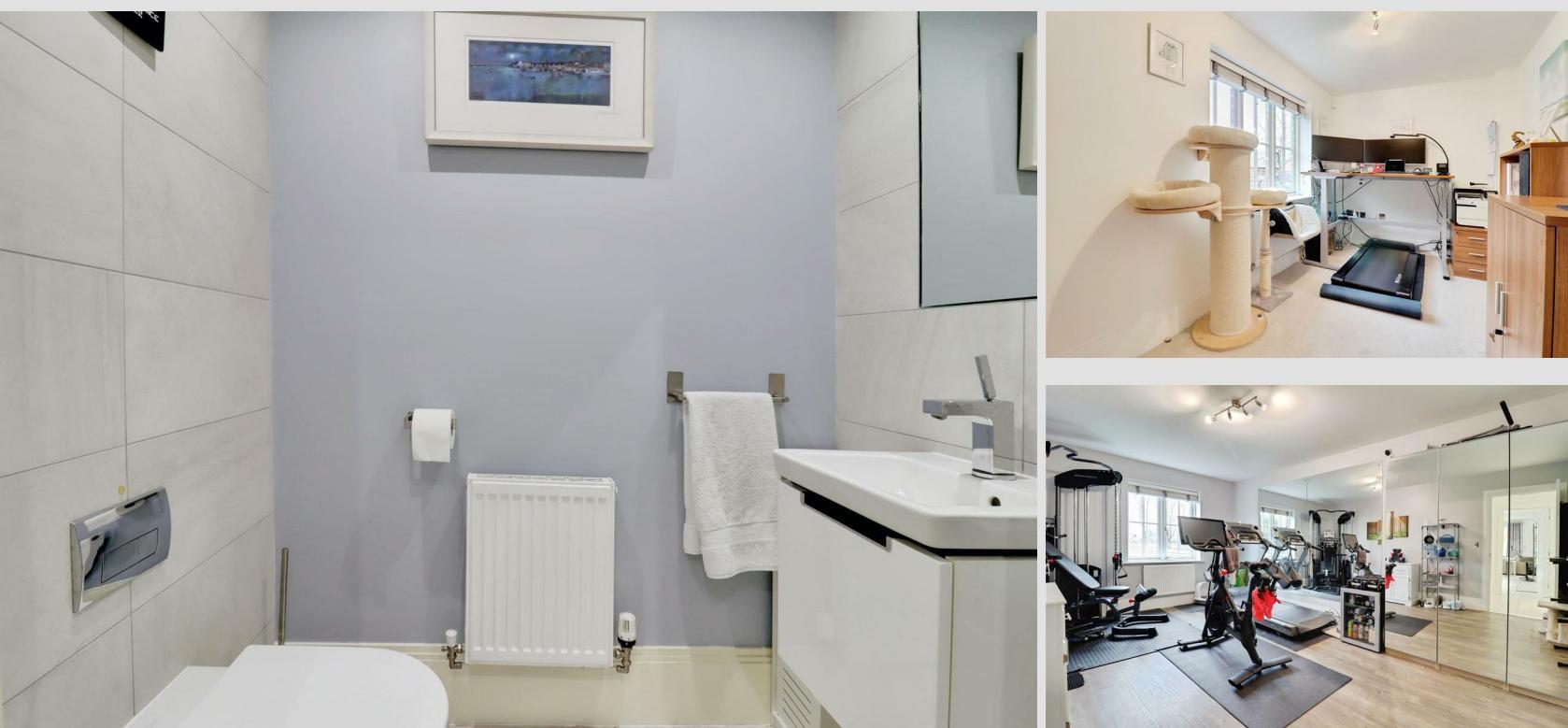
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



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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.

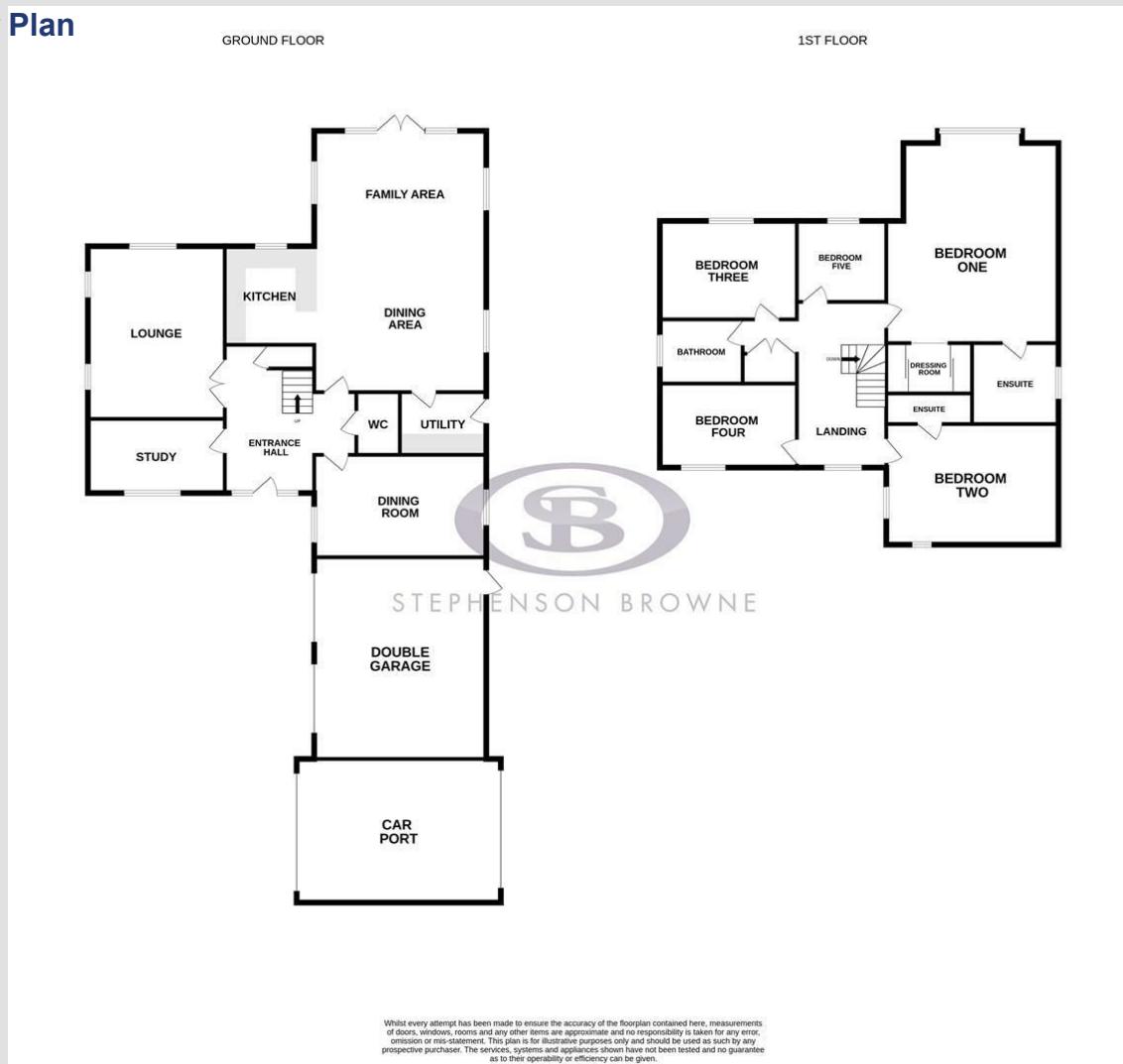
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## Floor Plan



## 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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