



STEPHENSON BROWNE

Meadowside, Smallwood, Sandbach

CW11 2WS



**Offers In The Region Of
£995,000**

DESCRIPTION

Welcome to Meadowside, Smallwood, Sandbach – an exceptional five-bedroom detached home within the prestigious Evergreen Meadows development by Rowland Homes. Offering approximately 3,200 sq ft of beautifully designed living space, this remarkable property blends luxury, energy efficiency, and countryside tranquillity.

Set within landscaped private gardens and surrounded by 5.8 acres of shared meadowland known as 'The Mere', the home enjoys rare privacy and space while remaining conveniently close to Sandbach, Congleton, and the M6.

The heart of the home is an impressive 28ft kitchen and family area featuring a hand-built Tom Howley kitchen, perfect for entertaining and family living. Three further reception rooms provide versatile space for a home office, snug, dining room, or formal lounge.

The principal suite is a luxurious retreat with dressing room and ensuite. In total, the property offers five well-proportioned bedrooms, two ensembles, a family bathroom, and a downstairs WC.

This home is equipped with outstanding energy systems including a 10.5kW solar PV array and 12kW



Powerwall battery storage. An 11kW Estia air source heat pump provides underfloor heating to the ground floor and radiators upstairs, while a 15.5kW Toshiba mini VRF system delivers efficient heating and cooling throughout the property.

Externally, there is ample driveway parking and a double garage to the front. A recently landscaped garden ideal for sun and entertainment.

Additional benefits include estate-managed grounds with group septic system and a hot tub available by negotiation.

A rare opportunity to secure a high-specification, energy-efficient family home in a peaceful countryside setting – Meadowside offers an outstanding lifestyle in every respect.



ROOM DESCRIPTIONS

Entrance Hall

14'8" x 14'0"

Kitchen / Family Area

27'0" x 25'1"

Lounge

17'8" x 14'5"

Study

14'8" x 10'10"

Dining Room

17'3" x 10'5"

Utility

7'10" x 6'6"

WC

5'3" x 3'10"

Bedroom One

20'3" x 16'8"

Dressing Room

5'4" x 4'3"

Ensuite (Bedroom One)

9'8" x 7'4"

Bedroom Two

17'3" x 12'4"

Ensuite (Bedroom Two)

8'7" x 3'11"

Bedroom Three

14'1" x 10'0"

Bedroom Four

14'2" x 8'7"

Bedroom Five

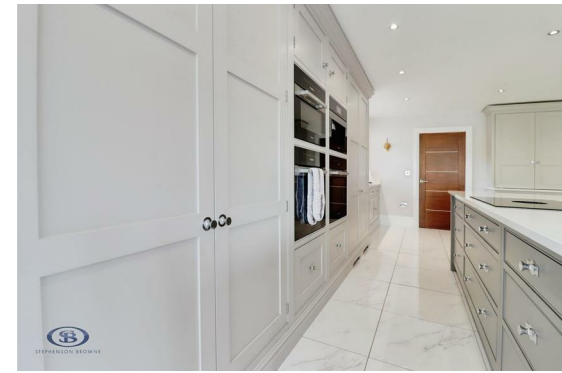
9'10" x 8'2"

Bathroom

9'2" x 5'6"

Double Garage

20'9" x 17'8"



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

GROUND FLOOR

1ST FLOOR



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		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		England & Wales	EU Directive 2002/91/EC	

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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