



9 VILLA FARM, NEWCASTLE ROAD, ARCLID,  
SANDBACH, CW11 2UQ

OFFERS OVER £475,000



STEPHENSON BROWNE



Found on the exclusive development of Villa Farm on Newcastle Road in Arclid, Sandbach, this charming house is a great mix of modern living and traditional elegance. With four spacious bedrooms, this property is ideal for families seeking comfort and style. The well-appointed layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the downstairs study, which can easily be transformed into a fifth bedroom, catering to your family's needs. The beautifully updated shaker kitchen with wooden worktops is a true delight, showcasing contemporary design while maintaining a warm and welcoming atmosphere. Tastefully decorated throughout, the property exudes a sense of sophistication and homeliness.

In addition to its aesthetic appeal, this residence boasts great transport links, ensuring easy access to nearby amenities and the wider region. Whether you are commuting for work or exploring the local area, convenience is at your doorstep.

With its thoughtful design and prime location, this home presents an exceptional opportunity for those looking to settle in a vibrant community.





**Entrance Hallway**  
15'0" x 5'9"

**Lounge**  
17'5" x 11'3"

**Study/Bedroom Five**  
11'0" x 8'

**Kitchen/Dining Room**  
26'0" x 12'10" narrowing to 10'0"

**Conservatory**  
18'4" x 15'1" to the maximum

**W.C**  
4'11" x 4'11"

**FIRST FLOOR**

**Landing**  
11'9" x 3'0"

**Bedroom One**  
13'11" x 12'10"

**En-Suite**  
11'9" x 5'10"

**Bedroom Two**  
12'4" x 9'10"

**Bedroom Three**  
9'0" x 7'18"

**Bedroom Four**  
9' x 8'

**Family Bathroom**  
8'2" x 5'9"

**OUTSIDE**

**Front**

**Rear**

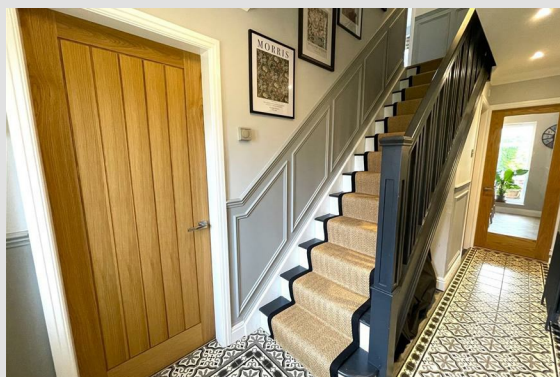
**Double Garage**









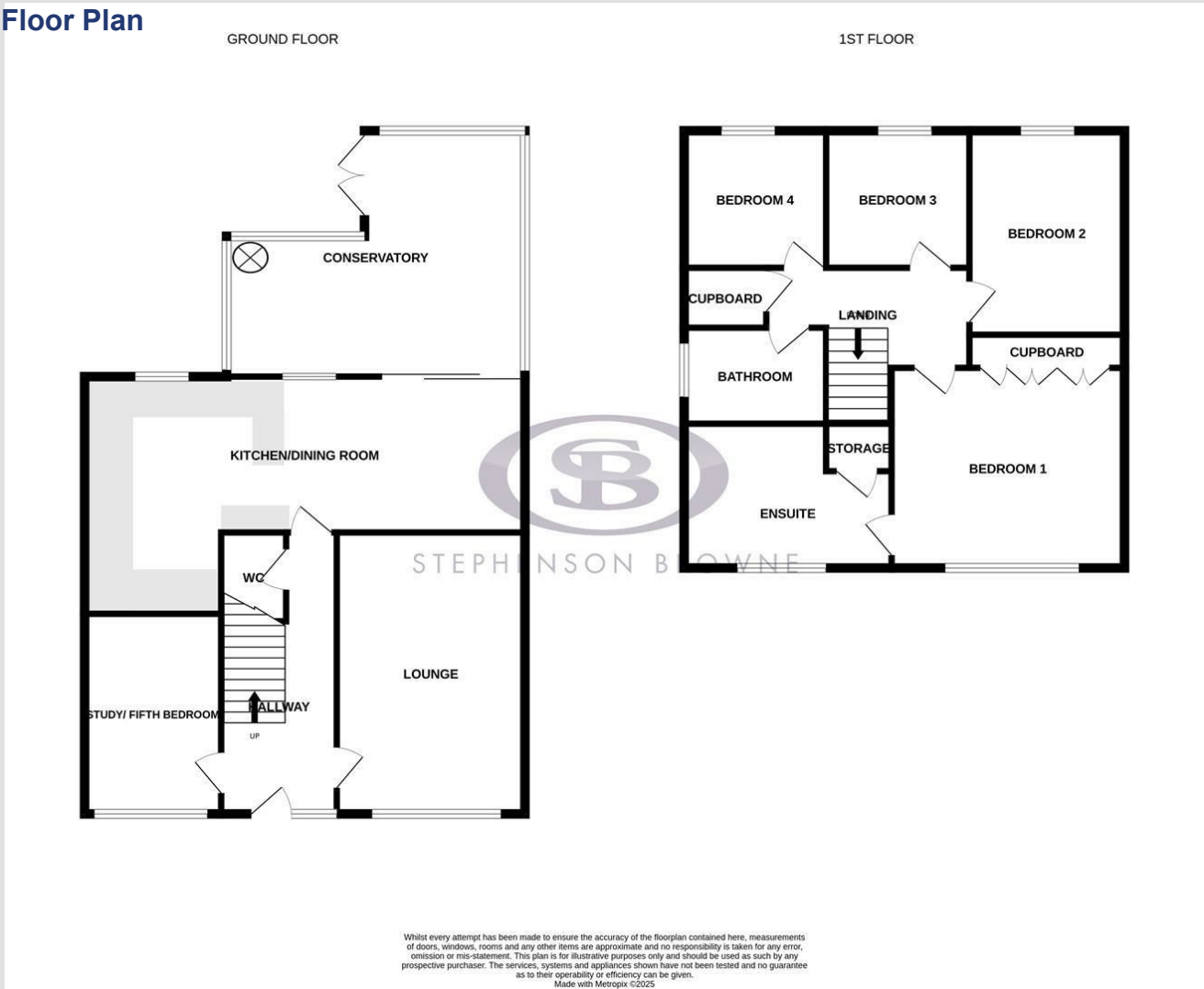




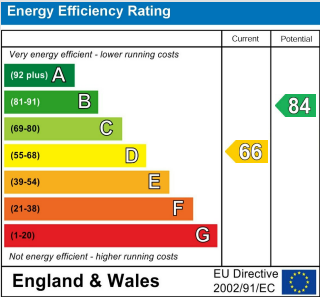




Floor Plan



Area Map



Viewing

Please contact our Sandbach Office on 01270 763200 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