



CHERRY COTTAGE, 18 SMITHFIELD LANE,
SANDBACH, CHESHIRE, CW11 4JA

OFFERS IN THE REGION OF £600,000



STEPHENSON BROWNE

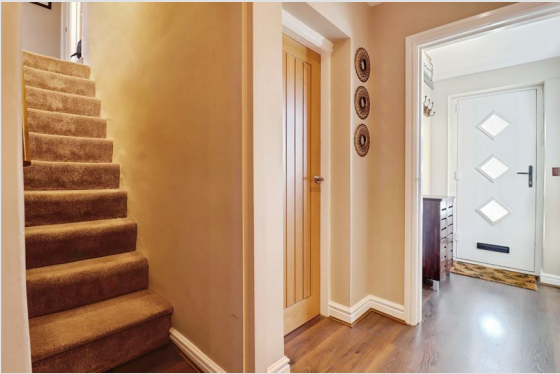
Cherry Cottage is an impressive detached family home on Smithfield Lane and offers a wealth of versatile living space, perfect for modern family life. With six well-proportioned bedrooms and three inviting reception rooms, this property is designed to accommodate a variety of lifestyles and needs.

The home is conveniently located within walking distance of Sandbach town centre and is close to several popular local schools, making it an ideal choice for families. The layout has been thoughtfully designed, featuring an annex that provides an additional downstairs bedroom and a kitchen/living area, complete with its own front door. This unique space is perfect for multi-generational living, allowing children or elderly relatives to enjoy their independence. Furthermore, the annex presents an excellent opportunity for investment, potentially serving as an Airbnb / serviced accommodation.

The property boasts two modern shower rooms and a WC across its two floors, ensuring ample facilities for family and guests alike. A delightful conservatory adds to the charm of the home, providing a bright and airy space to relax and unwind.

Set on a substantial plot, the property features driveway parking for several vehicles, ensuring convenience for residents and visitors. The extensive rear garden is predominantly laid to lawn, offering a perfect outdoor space for children to play or for hosting gatherings. Additionally, a garden room currently serves as a sports bar, with ample space in front for a hot tub, creating an ideal setting for leisure and entertainment.

In summary, this remarkable detached home on Smithfield Lane is a rare find, combining spacious living with the potential for additional income, all within a desirable location. It is a must-see for those seeking a family home with flexibility and charm.



Entrance Hallway / Porch

Composite front door.

Lounge / Diner

20'3" x 13'7"

Two bay windows with wooden shutters to the front elevation. Decorative fireplace.

Kitchen

12'5" x 11'3"

A range of grey shaker base units and island with Quartz work-surface over, inset Belfast sink with mixer tap over. Under-stairs storage cupboard. Space for range cooker, integrated dishwasher, space for tall fridge/freezer.

Sitting Room

13'11" x 10'0"

Inner Hallway

Storage cupboard.

Bedroom Five (Downstairs)

7'10" x 12'3"

Wooden shutters to the front elevation.

Utility

6'2" x 4'10"

Space for tall fridge/freezer, space and plumbing for washing machine and dryer, inset stainless steel sink unit with drainer.

WC

2'4" x 5'8"

Low level WC and wall hung wash hand basin.

Hallway (Annex)

8'1" x 11'3"

Kitchen / Living Room (Annex)

19'8" x 11'1" (to the maximum)

Composite front door. Wooden shutters to the front elevation. A range of sage shaker style wall and base units with Quartz effect work-surface over, four ring induction hob with extractor fan over, inset stainless steel sink unit with mixer tap and drainer, integrated double oven, integrated fridge/freezer.



Bedroom (Annex)
10'3" x 14'9"

Shower Room (Annex)
6'9" x 8'1"

Low level WC, wash hand basin inset into grey gloss vanity unit, fully tiled shower enclosure with electric shower over.

Conservatory
15'3" x 5'11"
UPVC double glazed sliding door out to the patio.

Bedroom One
12'9" x 11'9"

Bedroom Two
11'10" x 9'6"
Storage cupboard housing the gas boiler.

Bedroom Three
11'8" x 10'4"

Bedroom Four
9'0" x 12'2"

Shower Room
6'5" x 7'8"
Low level WC and wash hand basin with mixer tap inset into wood effect vanity storage unit, walk in shower with waterfall shower over and glass screen.

Garden Room
14'5" x 9'4"
Currently being utilised as a bar.

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.



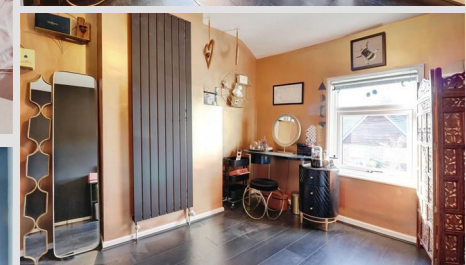
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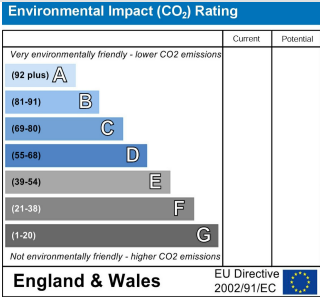
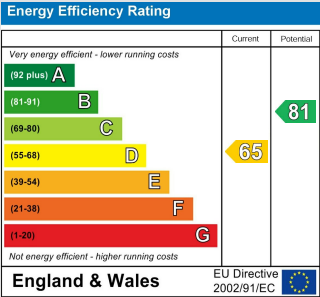
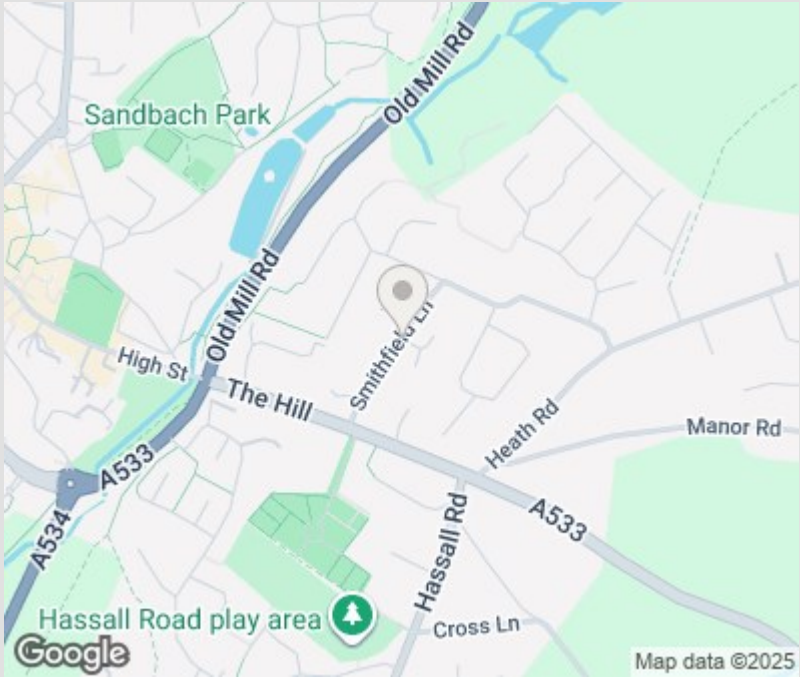




Floor Plan



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.

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