



STEPHENSON BROWNE

**Smithfield Lane,  
Sandbach**  
CW11 4JA



**Offers In The Region Of  
£580,000**

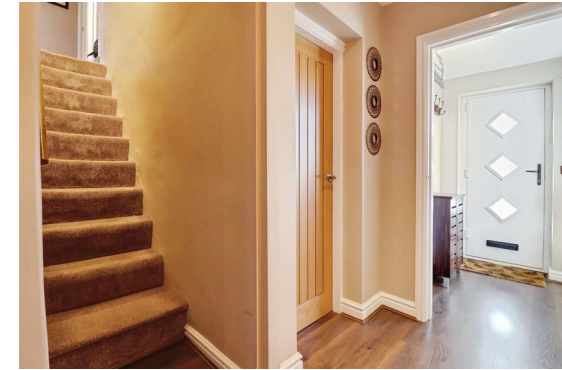
## DESCRIPTION

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.



# ROOM DESCRIPTIONS

## 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"

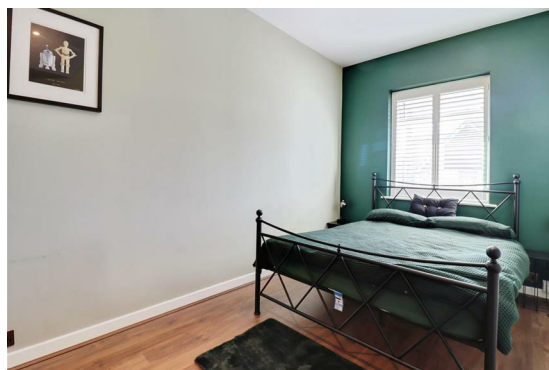
## Kitchen / Living Room (Annex)

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.

### **AML Disclosure**

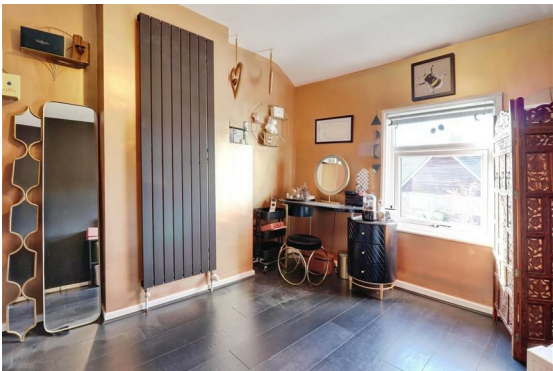
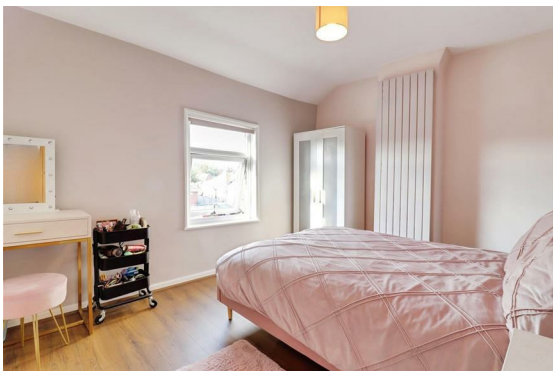
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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



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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>
		<b>65</b>	EU Directive 2002/91/EC

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