



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

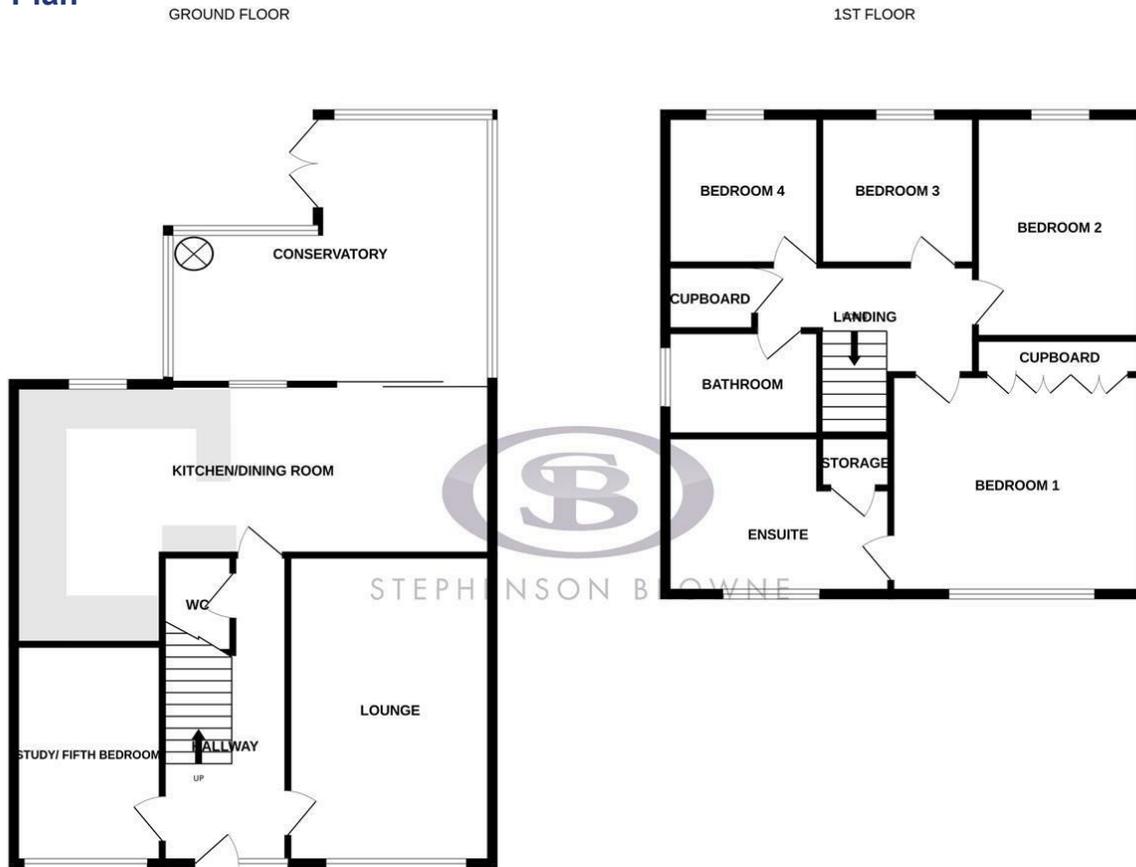








Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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