



Sandicroft, Cock Lane,  
Great Budworth, Cheshire CW9 6HP





## Summary

Sandicraft is a magnificent period country house situated in a charming rural position on the edge of the village of Great Budworth, set within around 3 acres of beautifully landscaped grounds comprising mature, tree lined formal gardens, a heated outdoor pool, asphalt tennis court and an enclosed paddock.

## History

The house, which is designated as a Property of Significant Historical Interest, was originally built in 1851 by Henry P Steadman as an exclusive boys boarding school. Over the proceeding years it has been home to a number of high profile owners and undergone several schemes of renovation and improvement.



The principal owner between the Two World Wars was Gustav Adolf Renwick (later Major Renwick) the son of Sir George Renwick, owner of a very large shipping company. His family remained in the house until 1937. At the start of the Second World War Sandicraft again became a boarding school as part of the national evacuation plan and was home to 50 boys and girls aged between 7 and 11 years old until 1941.

A Major Wilby moved into Sandicraft in 1949 and stayed for around 12 years, until it was sold to United States Industries Inc whose owner was yet another Major, Major Sneijder. His company owned MGM Studios at Boreham Wood, and during his time at Sandicraft he spent a considerable amount of money renovating the property adding in the swimming pool and many more 'mod cons'. He had ambitious plans to invite influential Americans and it was planned that President John Kennedy would come to stay, but sadly his assassination prevented this.

Famous Sandicraft guests have included Lord Profumo, Christine Keeler and Mandy Rice Davies, the actress Margaret Rutherford and Winston Churchill.

The house was sold in 1965 to Ken Bates, previously chairman of Chelsea and Leeds football clubs, and more recently was the home to The Boler family, who were well known locally as owners of Mere Golf and Country Club.



## Key Features:

- An attractive and imposing period family home with beautiful character features throughout in a prime rural location.
- Renovated to an incredibly high standard, mixing period features with modern family living superbly.
- The property is well proportioned and balanced across 8,800 square feet.
- A sweeping driveway and landscaped gardens with enclosed paddock in approximately 3 acres. Tennis court, heated swimming pool adjacent to a thatched summer house.
- 5 Reception rooms with large kitchen and family orangery.
- 5 Bedrooms with bath/shower all ensuite.
- Wine cellar, games room with bar, gym, and cinema room.

## Accommodation

On the Ground Floor level there are five reception rooms, all situated off of a fabulous marble floored Reception Hall, with a magnificent oak staircase rising to a spacious gallery landing.

The rooms within the original part of the house boast a wealth of wonderful period features, including stone mullion windows and exceptionally tall ceilings with splendid decorative plasterwork.



To the front of the house, on the westerly elevation, there is a large Drawing Room with concertina doors opening into a Library, both with polished oak flooring throughout and French doors with steps, leading to the side gardens and outdoor pool.

Across the Hall, on the adjacent side of the house, there is a generous Sitting Room, with front and side facing windows, enjoying views beyond the gated grounds towards open farmland, and with a connecting door into a stunning Formal Dining Room.



To the rear of the house is a beautiful Dining / Kitchen adjoining a spacious Family Room, creating a superb open plan multi purpose Reception space, with a large orangery style roof lantern and dual aspect windows providing an abundance of natural light into the heart of the home. A hallway off the orangery leads to a toilet/shower room.

The Kitchen has been fitted with bespoke taupe and ink coloured, hand painted cabinets, surmounted with contrasting white marble work tops, incorporating a large island, and a comprehensive range of quality appliances including a multi oven Aga range cooker.



Beyond the Kitchen is a Utility Room and a rear Hall with adjoining pantry, store rooms, and spiral stairs leading down to a cavernous Wine cellar, fitted with bespoke display and storage shelving units.

Below the main house, the original cellars have been further renovated to create a magnificent leisure and entertainment suite, comprising a Gym (and Shower room), a Cinema room and a superb Games room, with an oak paneled bar and a cosy lounge area with a cast iron wood burning stove.

There are five Bedrooms located on the First Floor, which are all of generous proportions, and five quality Bath or shower rooms all en-suite.

The Bathroom adjoining the Master Bedroom is particularly spacious, and is fitted with a beautiful suite, comprising a charming slipper shape bath, twin countertop wash basins and a double sized shower enclosure.



## Externally

There are two remote gated entrances, from Cock Lane and also Budworth Lane, the latter leading via a sweeping gravel driveway to a large triple garage and parking space for a number of vehicles.

The private tree lined grounds extend to around 3 acres in all, comprising of beautifully landscaped lawned gardens, and an abundance of mature planting including splendid rhododendrons and stunning clipped yew hedges.

There is a Paddock, which lies adjacent to an asphalt Tennis Court, and a superb Outdoor Heated Swimming Pool and a charming Thatched Summer House with a Bar and Kitchen, Changing Rooms, Shower Room and Sauna.



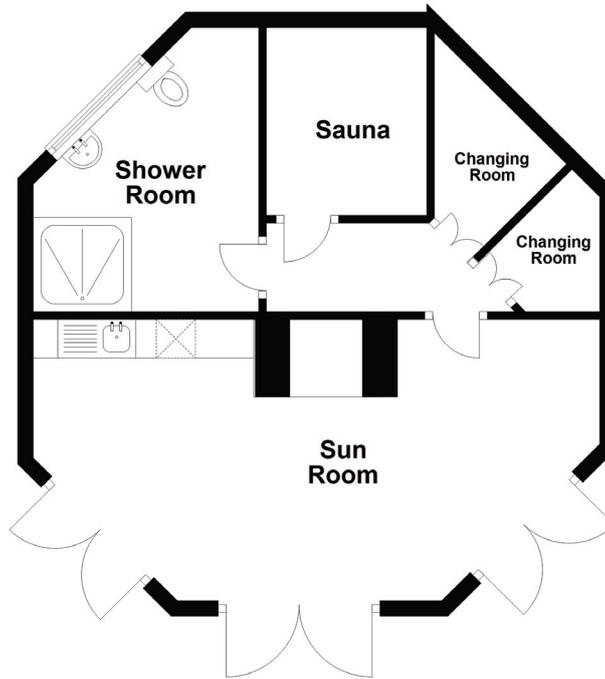
## Location

Sandicroft House is located around  $\frac{3}{4}$  of a mile from the village of Great Budworth, which lies adjacent to the A559 Warrington Road providing access to Northwich to the South and Junction 10 of the M56 to the North.

The M6 motorway network is accessed at Junction 19 (5 Miles) and the towns of Northwich and Knutsford are within fifteen minutes drive, with the larger commercial centres of Warrington, Liverpool and Manchester being within commutable distance.

Great Budworth is one of Cheshire's prettiest villages, bordering the Arley Estate and beautiful open countryside. The village conservation area comprises charming period and part timbered houses, and there are two popular public houses. There are two schools within the village, including Great Budworth C of E Primary School, and Cransley Independent School which caters for both Junior and Senior aged children.

**Ground Floor**  
Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 778.7 sq. metres (8382.0 sq. feet)