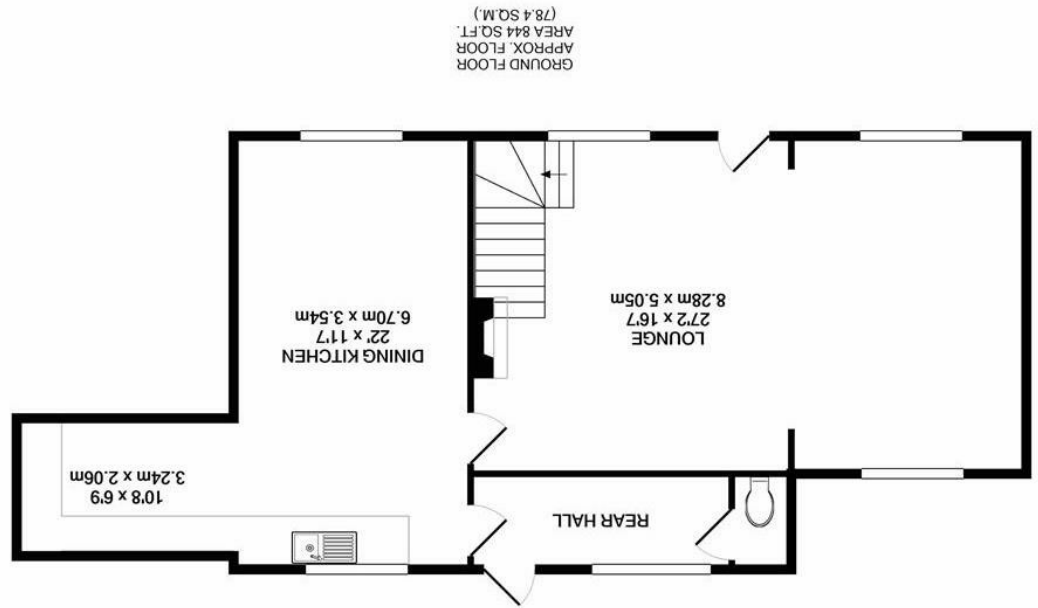
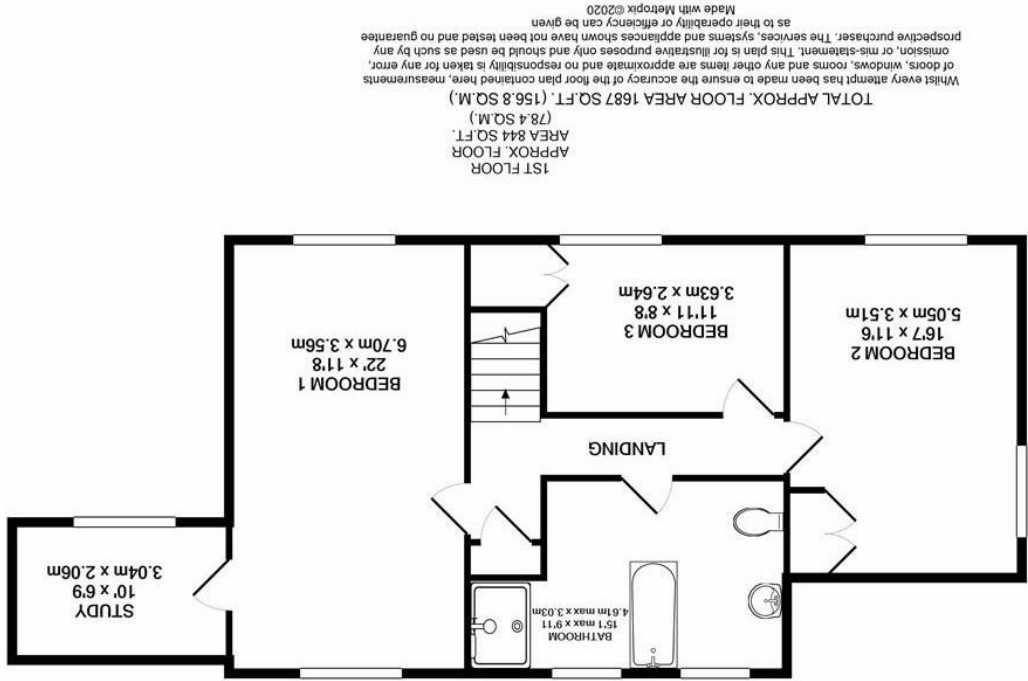


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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 T. 01565 621624



£675,000



**BROOKHOUSE FARM
 NEWCASTLE ROAD
 SMALLWOOD
 SANDBACH
 CW11 2UA**



COUNCIL TAX BAND: F



A most attractive Cheshire brick cottage, sitting in generous mature gardens and grounds extending to approximately 2 acres in all, directly bordering open fields and a meandering natural stream, situated in a popular rural hamlet located between Sandbach and Holmes Chapel.

DESCRIPTION

Brookhouse Farm, is a charming detached country cottage, situated in the desirable rural hamlet of Smallwood, which lies equidistant between the popular village of Holmes Chapel, and the larger market town of Sandbach. The property sits in a generous plot, comprising of beautifully maintained lawn gardens, and a secure paddock, extending to approximately 2 acres in all, bordering a natural stream to the side boundary, and backing directly onto open fields enjoying splendid far reaching views.

The property, which is approached by a long tarmac driveway, is built of Cheshire Brick under a slate pitched roof, and offers well balanced accommodation laid over two floors, comprising of a spacious living room with front and rear facing windows overlooking lovely landscaped gardens, and a farmhouse style kitchen, with space for a generous dining table, fitted with solid wood cabinets and freestanding appliances.

On the first floor level there are three bedrooms in all, including a large Master Bedroom with windows to three sides, and quality solid oak built in bedroom furniture, including three double wardrobes, cupboards and drawers. Across the landing is another particularly large bedroom, with dual facing windows and an adjoining room which is currently used as a study but would lend itself perfectly for a dressing room or to be converted into an En-suite. The third bedroom is smaller in size but still of double proportions enjoying views to the front overlooking landscaped courtyard gardens and the paddock. The bathroom, which is located off the landing, is particularly spacious, and is fitted with a matching suite, comprising of a panel bath, pedestal wash basin and a low level WC, as well as a fully tiled shower enclosure with an electric shower.

Externally there are attractive landscaped gardens which extend from the front of the property and most notably to the rear, where there are large expanses of York-stone patio and connecting pathways, with raised well stocked flower beds, and a large fish pond. There is a large expanse of flat lawn, with flood lighting to each corner, which has been previously used as a Bowling Green. There is a secure gated paddock situated to the front of the house, and there is ample parking space to the rear, as well as a brick built utility/store room and a timber frame shed.

TENURE

We believe the tenure of the property to be Freehold

SERVICES

The property benefits from oil fired central heating, water, electricity, and has a recently replaced septic tank.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

EPC RATING :

VIEWING

Strictly by appointment with the Agents Wright Marshall Knutsford Office. Tel: 01565 621624
E-mail: knutsford@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, Cheshire, WA6 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.