

STEPHENSON BROWNE

Charles Square, Hassall Green, Sandbach

CW11 4XZ

3 1 2 C

Asking Price £250,000

DESCRIPTION

Tucked away on the sought-after Charles Square in the semi-rural enclave of Hassall Green, this beautifully upgraded home offers the perfect balance of countryside tranquillity and everyday convenience—just a ten-minute drive from the vibrant heart of Sandbach.

Occupying an enviable corner plot, the property immediately impresses with its generous driveway parking and a substantial, private enclosed rear garden—ideal for entertaining, relaxing, or family life in a peaceful setting.

This is a home that has been thoughtfully enhanced throughout. A new roof installed in 2021 and stylish external rendering completed in December 2025 ensure striking kerb appeal, while a full rewire and replumb provide modern reliability. Inside, two spacious reception rooms offer flexible living, complemented by luxurious ground floor underfloor heating for year-round comfort.

A standout feature is the timber frame cabin/studio—perfect for today's lifestyle needs. Set on an insulated concrete slab with cavity wall insulation and an insulated roof, this versatile space is ideal as a home office, gym, or creative retreat, complete with hardwired ethernet for seamless connectivity.

The property also embraces future-focused living, with wiring already in place for an EV charging point. Appliances are available by separate negotiation, allowing buyers to tailor the home to their needs.

Combining stylish upgrades, generous outdoor space, and a peaceful yet well-connected location, this is a truly exciting opportunity not to be missed.

EPC Rating: C
Council Tax Band: B














GIN FRIDAYS
STEPHENSON BROWNE




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ROOM DESCRIPTIONS

Kitchen
9'10" x 13'5"

Living / Dining Room
10'7" x 14'11"

Snug
10'9" x 10'0"

Bedroom One
14'11" x 10'7"

Bedroom Two
9'11" x 10'2"

Bedroom Three
7'0" x 9'10"

Bathroom
5'5" x 6'1"

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.







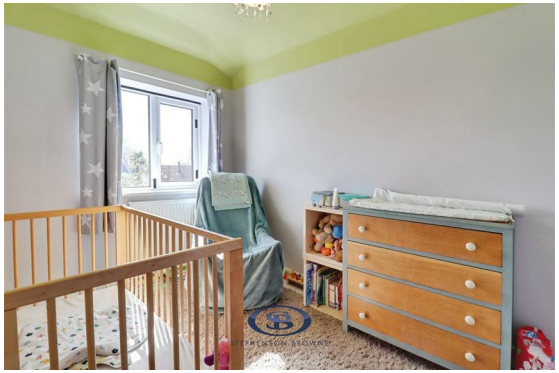






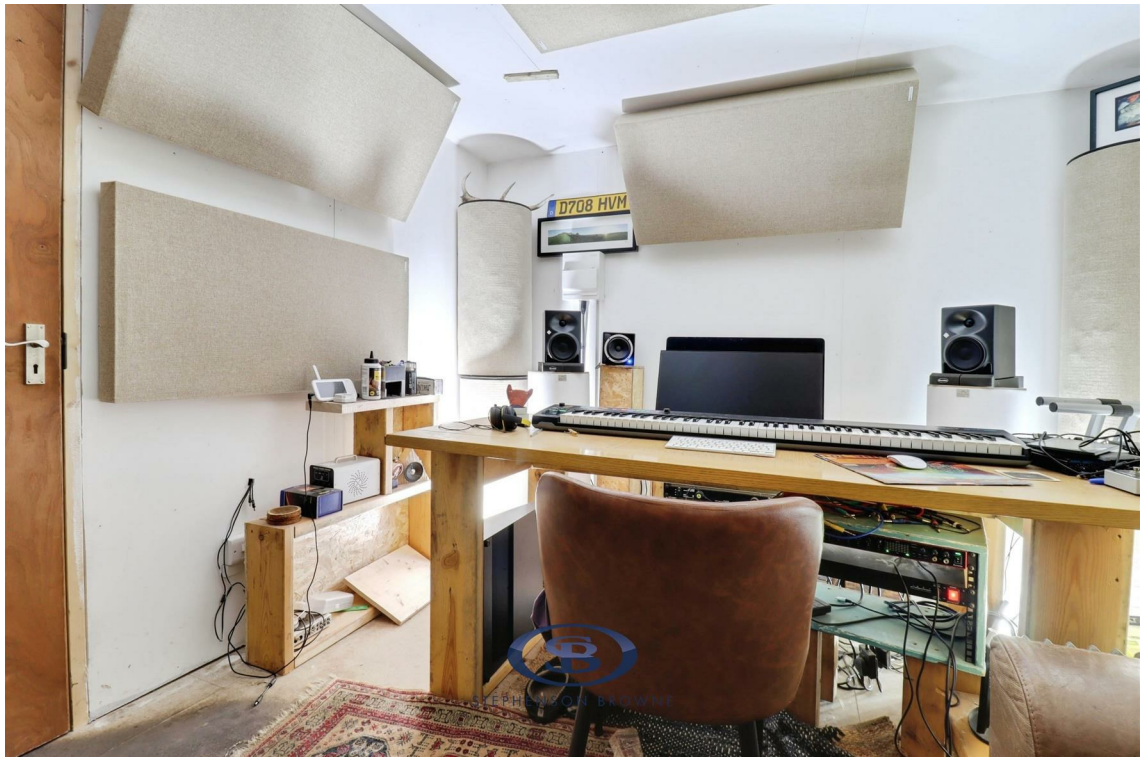

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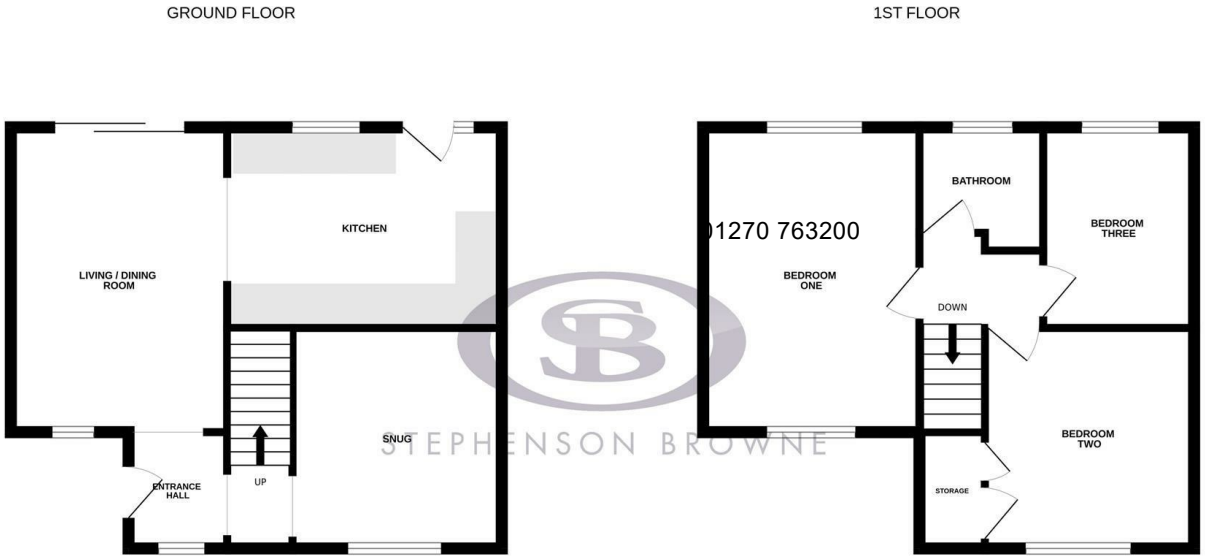






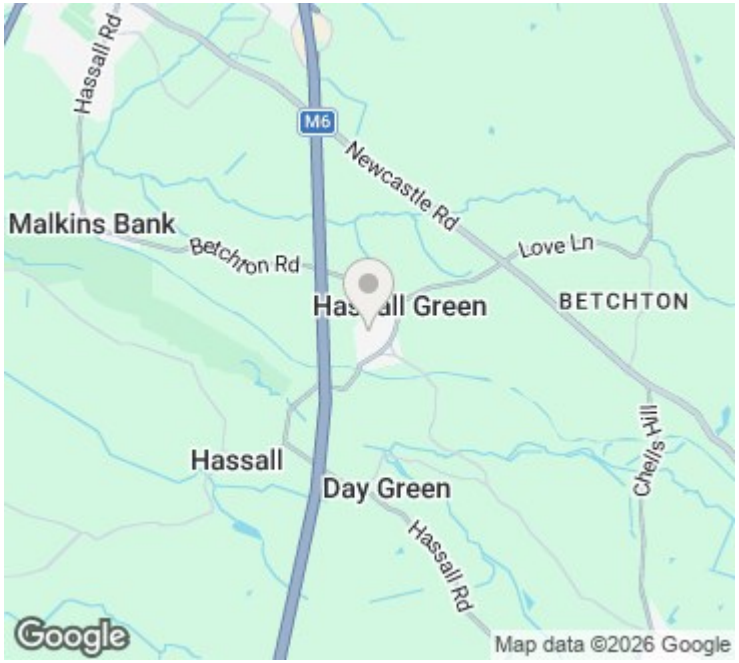

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Floorplans

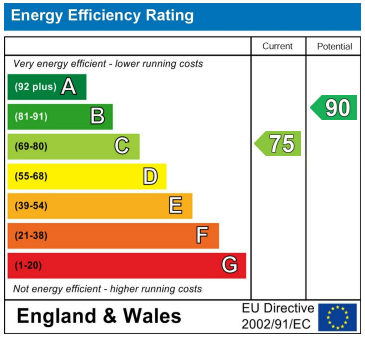


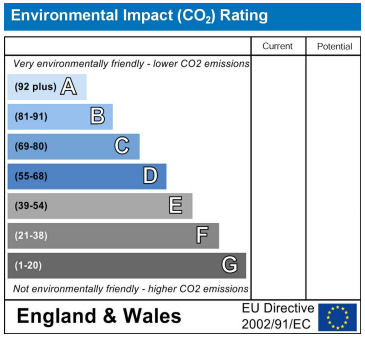
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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