

STEPHENSON BROWNE

# Bradwall Road, Sandbach

CW11 1GP

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**£1,250,000**

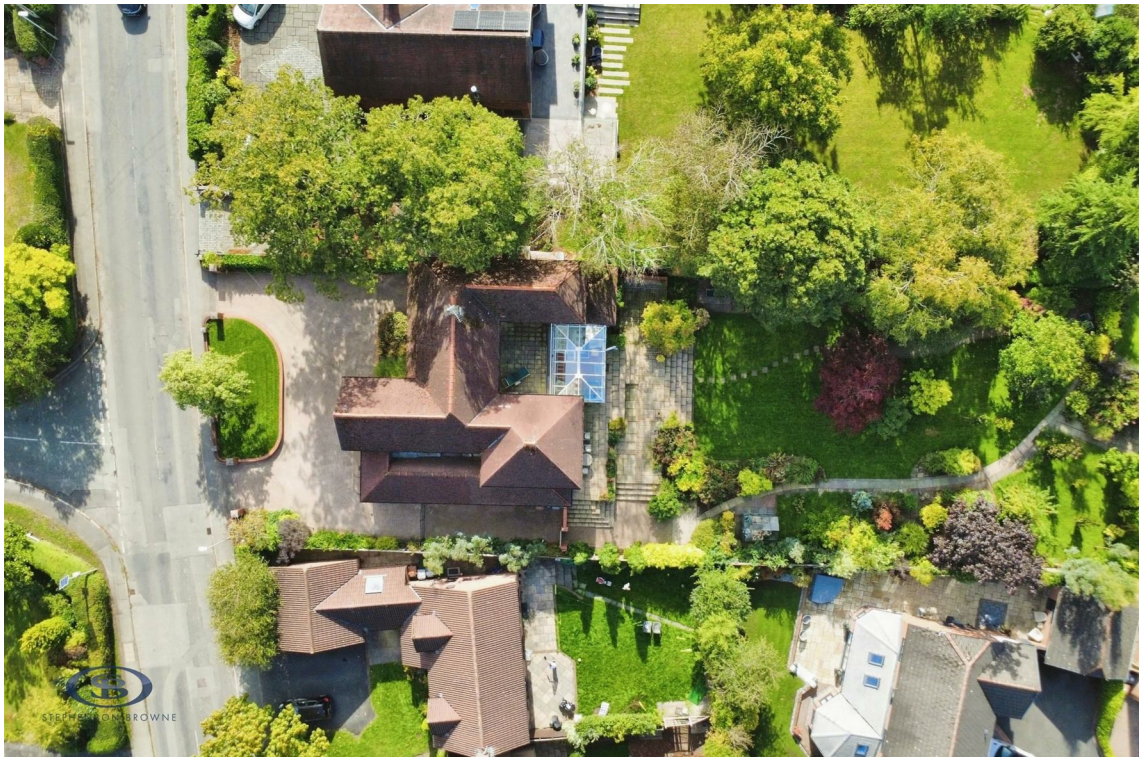
# DESCRIPTION

Originally dating back to 1928, Arden House is a fine example of a substantial detached family residence, occupying an established position within one of Sandbach's sought-after residential areas. Offering nearly 4000 sqft of versatile accommodation, extensive mature gardens and excellent parking, this impressive home provides a wealth of features ideally suited to family life.

The property offers five bedrooms and four reception rooms, providing considerable flexibility for living, entertaining and home working. A first-floor lounge adds further versatility, while the principal bedroom benefits from a recently installed en-suite shower room, completed in November 2025. There is also a family bathroom, a further ensuite, and two downstairs WCs.

The kitchen diner is complemented by a separate utility room and pantry, with ample storage throughout including fitted wardrobes, cupboards and a dedicated store.

Arden House is sat on around a 1/3 of an acre plot, and is approached via a U-shaped driveway, providing excellent off-road parking and access to a tandem garage, with additional parking to the side. The property enjoys beautifully landscaped, extensive mature gardens, offering a good degree of privacy and attractive













space for relaxing and entertaining. An impressive balcony further enhances the outdoor living space.

The loft is partially boarded and benefits from lighting and a fitted ladder, providing useful additional storage.

The location is a particular feature, with the property within walking distance of Sandbach town centre, Sandbach Park and well-regarded local schools, while enjoying the established residential setting of Bradwall Road.

Arden House combines period character with generous accommodation, excellent parking, mature gardens and a highly convenient location. Properties offering this combination of space, versatility and established grounds are rarely available, arrange your viewing today.













# ROOM DESCRIPTIONS

**Living Room**
18'11" x 18'11"
Remote controlled gas fire

**Dining Room**
22'6" x 11'1"

**Morning Room**
17'5" x 10'11"

**Conservatory**
17'5" x 11'8"

**Kitchen Diner**
18'2" x 17'10"
Falcon 5-ring gas burner with electric fan-assisted oven, integrated dishwasher and fridge.

**Pantry**
11'3" x 6'2"

**Utility**
9'10" x 6'9"

**Bedroom One**
17'5" x 14'9"

**Bedroom One En-Suite**
Dual-fuel towel radiator.

**Bedroom Two**
21'9" x 10'7"

**Bedroom Two En-Suite**

**Bedroom Three**
12'11" x 8'9"

**Bedroom Four**
12'11" x 8'9"

**Bedroom Five**
9'6" x 9'6"

**Upstairs Lounge**
14'11" x 12'0"

**Tandem Garage**
33'7" x 10'7"
Electric roller door.













**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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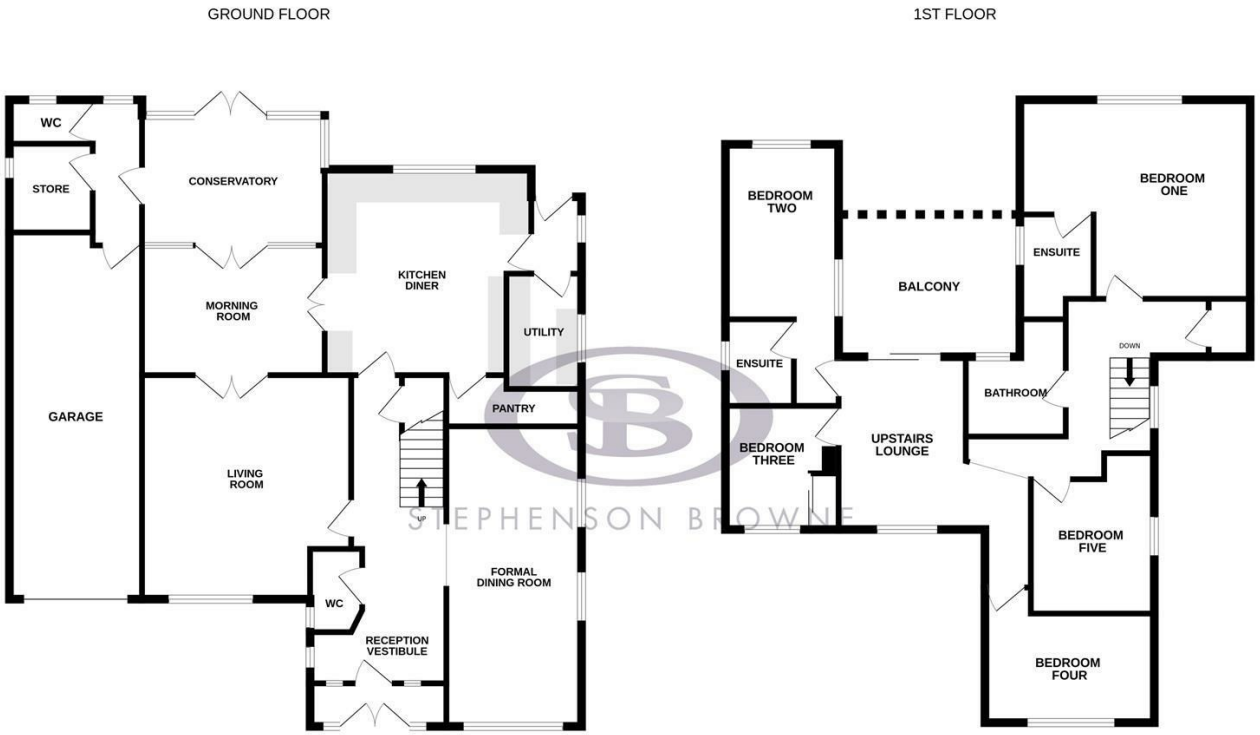


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## Viewing

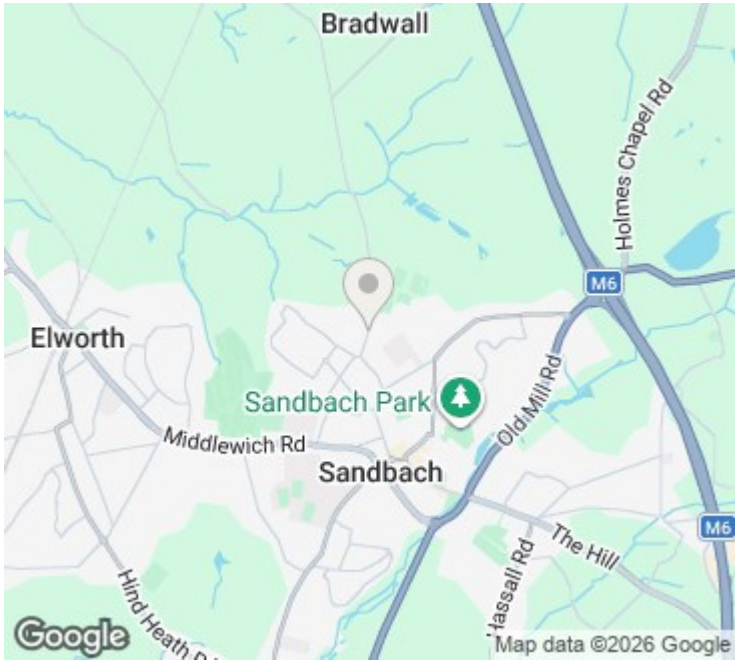
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

# Floorplans

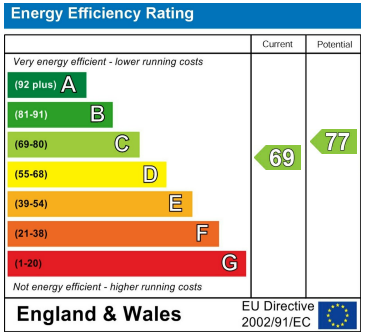


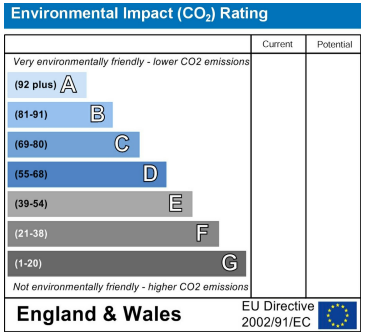

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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




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