

STEPHENSON BROWNE

School Lane, Warmingham, Sandbach

CW11 3QN

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Offers Over £625,000

DESCRIPTION

Millers Cottage on School Lane in Warmingham is an exceptionally well-presented and renovated detached home, extended and thoughtfully reconfigured to create a bright, spacious and versatile living environment. Offering four generous double bedrooms, the property combines modern living with a desirable village location and is offered for sale with NO ONWARD CHAIN.

The accommodation has been finished to a high standard throughout, with a stunning entrance hallway featuring a glass balustrade, a spacious lounge and a large, light and airy kitchen/diner/living area, complete with a range of modern integrated appliances. The property further benefits from a utility room, a downstairs bathroom and an en-suite shower room, providing excellent flexibility for family life.

A particular highlight is the detached annex, created through the conversion of the original garage, offering superb versatility for multi-generational living, visiting family and friends, a home office or potential holiday let accommodation.

Externally, the property occupies a substantial plot with extensive driveway parking, a useful area of partial garage storage, and generous gardens. The enclosed rear courtyard













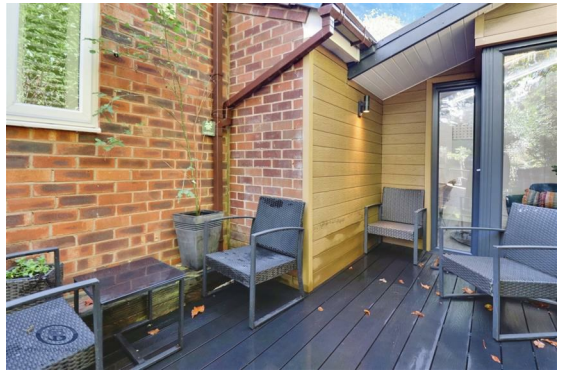
provides an attractive and private outdoor space, while the additional garden offers further room for relaxation and entertaining.













ROOM DESCRIPTIONS

Situated within the highly desirable village of Warmingham, Millers Cottage enjoys a peaceful village setting while remaining conveniently located for the amenities of nearby Elworth and Sandbach. Elworth offers a range of day-to-day shopping facilities, together with Sandbach railway station, providing connections to major cities. The historic market town of Sandbach offers a wider selection of independent shops, butchers, bakers, boutiques, supermarkets including Waitrose and Aldi, traditional pubs and excellent restaurants. The area is also well served by a range of well-regarded schools.

Early viewing is highly recommended to appreciate the space, versatility and quality of accommodation on offer. The property is available with no onward chain.

Living Room
14'7" x 12'2"

Kitchen Diner
21'3" x 16'0"

Utility
5'10" x 4'5"

Bedroom One
14'11" x 14'0"

Ensuite
9'10" x 3'11"

Bedroom Two
14'0" x 12'7"

Bedroom Three
10'11" x 9'8"

Bedroom Four
12'5" x 7'1"

Bathroom
10'11" x 6'11"

Annex - Kitchen / Living Room
14'6" xx 14'2"

Annex - Bedroom
21'3" x 10'7"













Annex - Shower Room
4'7" x 3'7"

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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Viewing

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

Floorplans



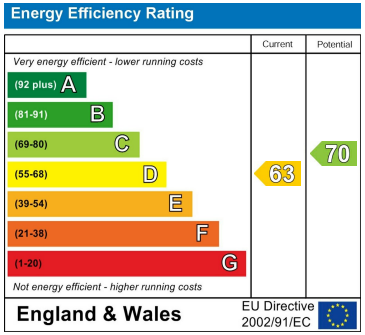
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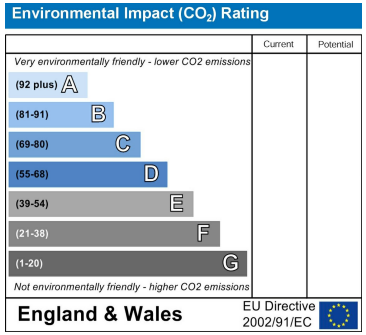
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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