



“Meadow View and Paddock View”, Monks Lane Hankelow CW3 0JL

Within delightful Cheshire countryside in a sought after position in Hankelow village, TWO NEW BUILD detached residences enjoying rural views within attractive gardens providing outstanding accommodation to 2370 sqft and appointed throughout to the very highest of standards. NO CHAIN. Available November 2024.

- Two NEW BUILD high specification individual detached houses (Plot 3 yet to obtain planning permission)
- Within generous established garden plots bordering open fields
- On the periphery of Hankelow village between Audlem and Nantwich
- Constructed to the highest specification by renowned specialist builders
- Incorporating design, style, fixtures and fittings of the highest calibre
- Providing versatile accommodation to 2370 sqft including garage
- Ground floor underfloor heating, bedroom four/sitting room and ground floor shower room
- Lounge with fireplace, master bedroom with dressing area and en-suite
- Ten year warranty and built to exacting energy efficiency requirements
- Available from November 2024, early reservation recommended

Agents Remarks

These fantastic detached country residences are being constructed to exacting specifications and design by local specialist builders. The properties stand on the periphery of Hankelow village which is well known for its range of period and calibre housing, village green with duck pond, village hall and community owned White Lion Pub Restaurant and Hotel. The village sits between the charming South Cheshire village of Audlem and historic Nantwich.

Specifications

Kitchen

- Framed shaker kitchen (client colour choice available)
- Quartz worktop (client colour choice available)
- Siemens appliances



- Franke carbon black undermounted sink
- Franke Neptune matt black taps
- Oak staircase
- Oak internal doors
- Feature fireplace
- Log burner
- Underfloor heating to ground floor & first floor bathrooms
- Living room high quality oak effect floor to clients choice
- Tiled floor to hall, kitchen, utility and boot room (client colour choice available)
- Air source heat pump
- 0.2-acre plot size
- CAT 5/6 Connectivity
- Security system
- Car charging point

Bathroom

- Brushed brass shower screen
- Satin brass taps
- Towel radiator
- White sanitaryware with Gerberit cisterns & flush plates
- Part tiled walls (Client colour choice available)

Externally

These two superb new properties stand within hedge-lined gardens and border open fields with fine surrounding aspects over open countryside on the periphery of Hankelow village. The gardens are of a good size and benefit from South West facing rear aspects. A shared driveway will provide access to individual entrance drives.

Tenure

Freehold.

Services

Individual waste management system, air source heat pump, ground floor underfloor heating, mains electricity and water (not tested by Cheshire Lamont).

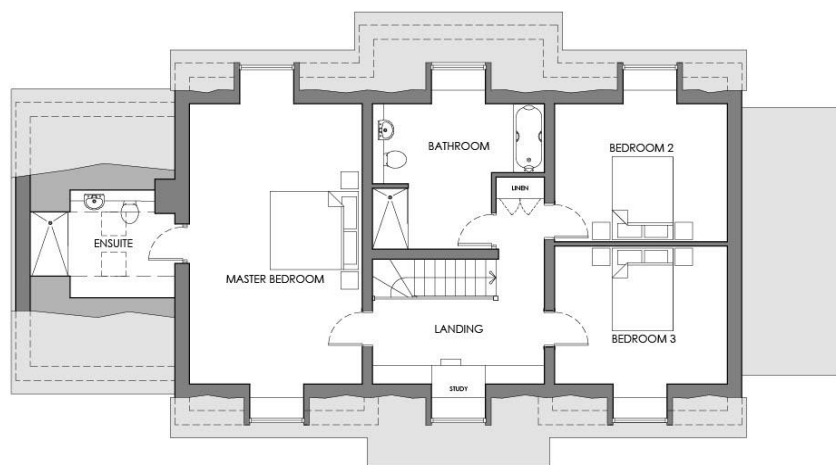
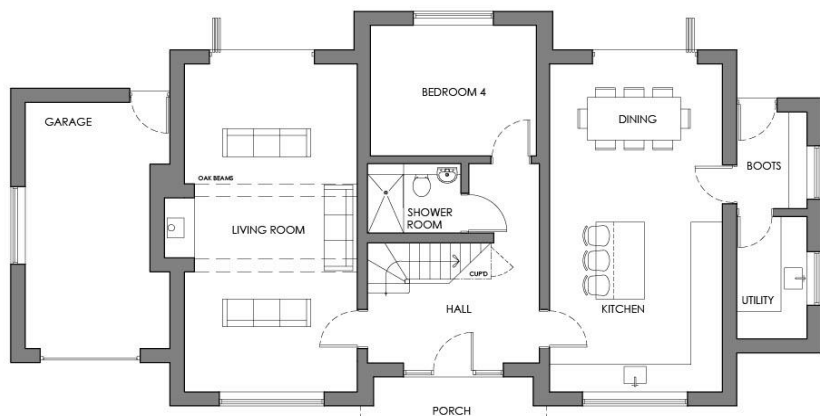
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road and into Audlem Road and continue towards Audlem. Enter Hankelow village and turn left prior to the White Lion Public House. Continue for 50 yards and turn right onto Monks Lane where the two properties are situated on the right hand side.





Note: Floor Plans are for identification purposes only and Not to Scale

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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