



## 6 Sandland Grove, Nantwich

£575,000 Freehold



A meticulously presented four-bedroom, detached executive-style family home, nestled in a highly private and secluded spot within a mature, leafy edge-of-development location. • The ground floor comprises of a large open plan kitchen dining room, lounge, dining room, garden room, utility and WC. • Upstairs you will find four double bedrooms, two of which benefit from an ensuite, family bathroom and expansive landing with statement staircase.

• Externally there is a landscaped garden, complete with a pergola, off road parking for multiple vehicles and a double garage. • The property occupies an enviable position on the edge of the development, which grants a high level of privacy.





Set in a quiet and secluded position on the edge of a desirable development, this executive-style detached home offers an impressive amount of living space and high-quality finishes throughout.

The ground floor features a welcoming entrance hall and a spacious open-plan kitchen/dining area, ideal for modern family life. The shaker style kitchen has been fitted by the current vendors and includes an integrated double oven, microwave, five ring gas hob and dishwasher. There's also a separate lounge, formal dining room, and a bright garden room overlooking the rear garden with underfloor heating. A utility room and WC add further convenience.

Upstairs, the galleried landing leads to four generously sized double bedrooms. Two benefit from en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the landscaped garden is perfect for relaxing or entertaining, with a pergola-covered seating area adding charm and character. The property also includes a double garage and ample driveway parking with Pod Point EV Charger.

This is a rare opportunity to own a standout family home in a tranquil, established setting with excellent privacy.

### Location

Nantwich is a historic market town located in the county of Cheshire, England. It lies on the banks of the River Weaver and is approximately 5 miles south-west of the larger town of Crewe. Nantwich has a rich history that dates back to Roman times, and it is known for its well-preserved medieval architecture and charming streets.

One of the most prominent features of Nantwich is its black and white timber-framed buildings, which give the town a distinctive character. The town centre is filled with historic structures, including the Nantwich Town Walls, St. Mary's Church, and the Queen's Aid House. The Nantwich Museum, located in a restored Georgian townhouse, offers visitors an opportunity to explore the town's history and heritage.

Nantwich is also famous for its annual food and drink festival, which takes place in September and attracts thousands of visitors. The festival showcases a variety of local and regional produce, including Cheshire cheese, pies, and real ale. Additionally, the town holds a traditional market on Tuesdays and Saturdays, where locals and tourists can browse a range of goods, from fresh produce to antiques.

The River Weaver, which runs through Nantwich, provides opportunities for leisurely walks along the waterfront and offers a picturesque setting for boat trips. The town is surrounded by beautiful Cheshire countryside, with plenty of scenic trails and paths for outdoor enthusiasts to explore.

Nantwich has a thriving community and offers a range of amenities, including shops, restaurants, cafes, and pubs. It also has several primary and secondary schools, making it an attractive place to live for families.

Nantwich is conveniently placed for commuter travel, with excellent road links including access to the M6



Executive detached home on the edge of desirable development. Spacious living area, high-quality finishes, landscaped garden, 4 beds, 2 en-suites, double garage. Council Tax band: F

Tenure: Freehold

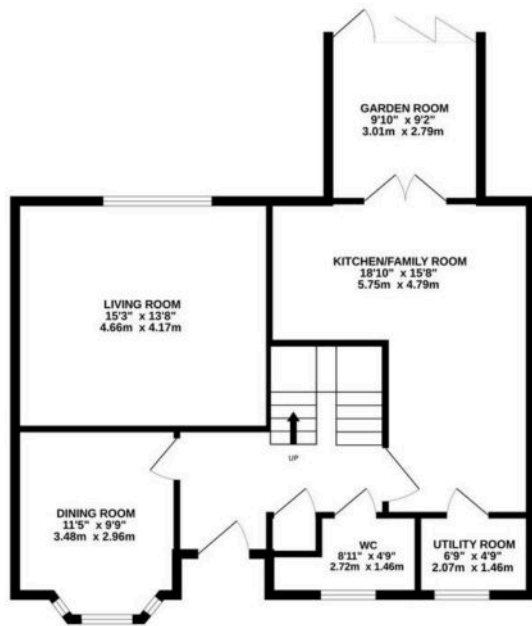
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

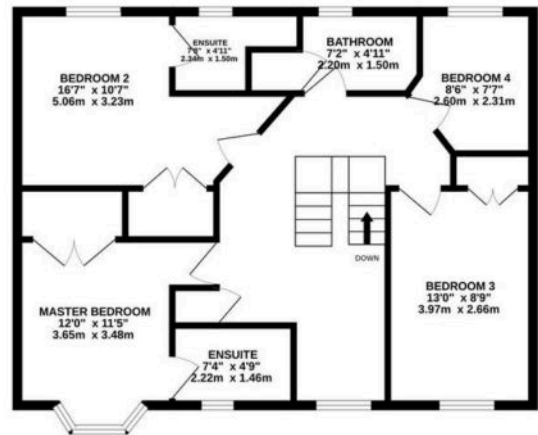




GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



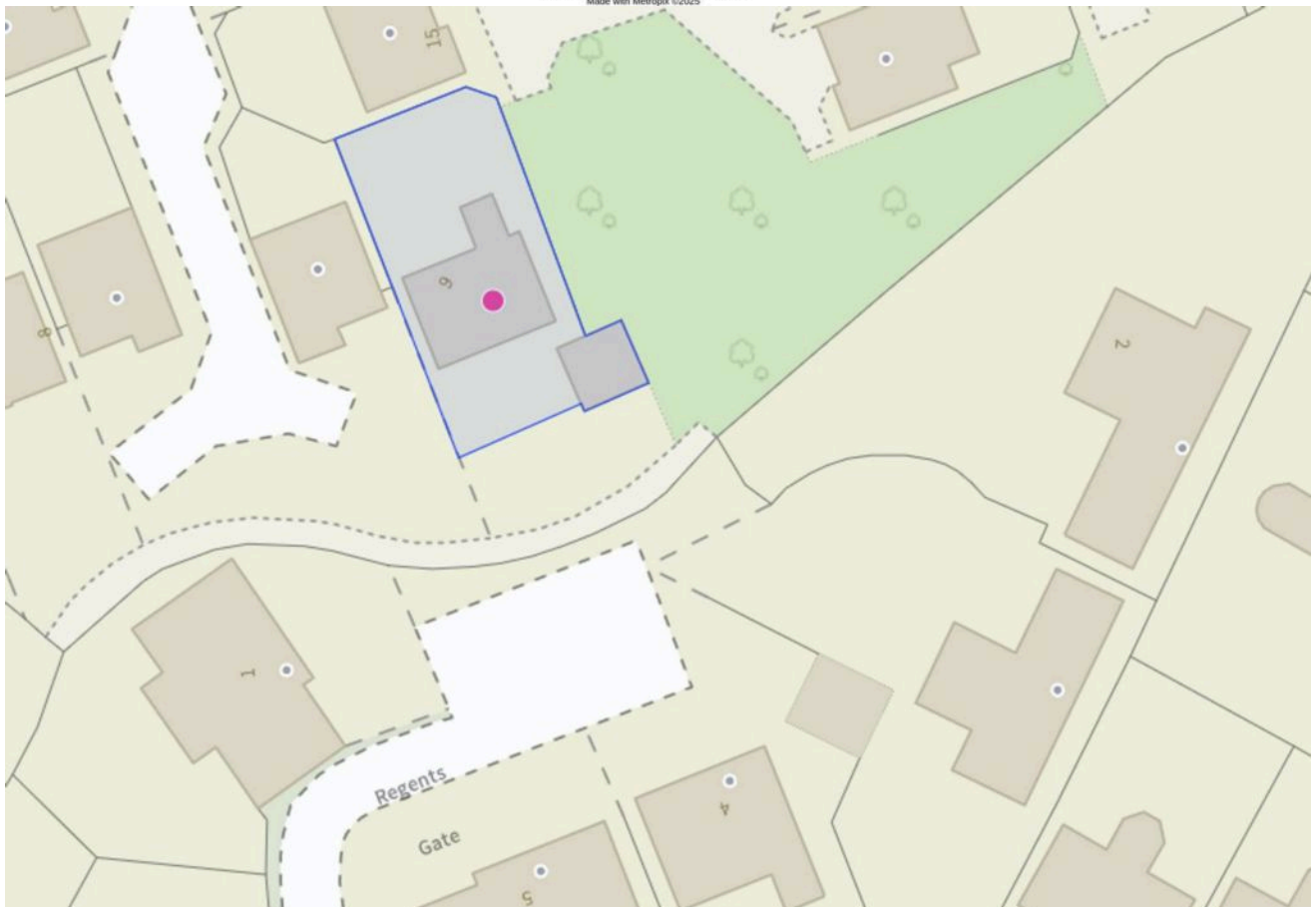
1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 sq.m.) approx.

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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