



22 Churnet Road, Forsbrook

£340,000 Freehold

Attractive field views and low-maintenance landscaped gardens to both front and rear. • Three reception rooms, including a large living room, dining room, and separate study/home office. • Three bedrooms (two doubles and one versatile single) served by a family bathroom. • Double garage and tucked-away cul-de-sac position, offering privacy and practicality. • Prime Forsbrook village location with rural surroundings, a country pub, good schools, and excellent transport links including the A50 and Blythe Bridge train station.



Click, clack, clickety-clack, the gentle rhythm of a train rolling along the tracks, could Churnet Road be your next stop? Step aboard and find out! Set in the sought-after village of Forsbrook, this delightful home enjoys the best of both worlds: peaceful rural surroundings alongside excellent everyday conveniences. Tucked away at the end of the cul-de-sac, the property enjoys open views across fields and greenery, creating a wonderfully private and tranquil setting. Arriving at the home, you're welcomed by a generous driveway before stepping into a spacious entrance hall ideal for kicking off shoes and settling in. To the right, an exceptionally large and light-filled living room awaits, complete with a cosy fire surround, making it the perfect place to relax and unwind. Flowing seamlessly from here is the dining room, offering ample space for a large dining table and effortless entertaining with family and friends. A third reception room provides a versatile study, ideal as a home office, reading nook, or quiet retreat. At the heart of the home lies the kitchen, fitted with an abundance of cream cabinetry and speckled worktops, offering both style and practicality for those who love to cook. Upstairs, the property features three bedrooms, two comfortable doubles and a well-proportioned single that can adapt to your needs as a guest room, nursery, dressing room, or home office. A family bathroom with a shower-over-bath completes the first floor. Outside, the garden is both spacious and low maintenance, thoughtfully landscaped with a combination of paving, stonework, artificial lawn, mature shrubs, and smart fencing, style has truly not been sacrificed. The attractive design continues to the front of the property, where neat paving and stonework create an eye-catching finish. And if that wasn't enough, there's also a double garage. Situated in the welcoming village of Forsbrook the village offers a welcoming country pub, well-regarded schools, and strong transport links via the A50. The nearby town of Cheadle is just a short drive away for shopping and amenities, while Blythe Bridge train station is within easy reach, perfect for commuters and multi-generational living alike. A footpath at the end of the cul-de-sac leads one way to Blythe Bridge station and the other to local schools, adding to the home's family-friendly appeal. This is a home ready to take your family on a journey. So, what are you waiting for? All aboard, book your viewing today.



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Council Tax band: C

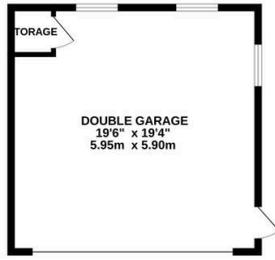
Tenure: Freehold

EPC Energy Efficiency Rating: D

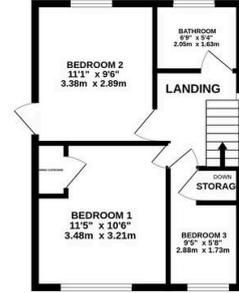
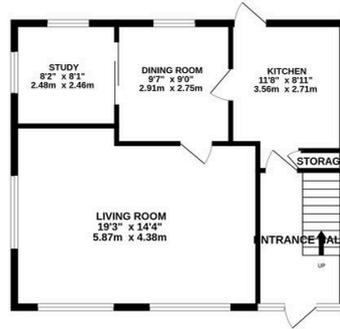
EPC Environmental Impact Rating:



GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 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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