

BRERETON HOUSE



BRERETON PARK • BRERETON • CHESHIRE





BRERETON HOUSE

BRERETON PARK • BRERETON • SANDBACH • CHESHIRE • CW11 1RY

Georgian country house with cottage in over 4.5 acres

Holmes Chapel: 2.5 miles, M6 Junction 17: 2.5 miles, Sandbach: 3.5 miles, Congleton: 7 miles, Knutsford: 11 miles, Wilmslow: 15 miles, Manchester Airport: 19 miles, City Centre: 30 miles

Main House

7 Bedrooms • 3 Bathrooms • 3 Reception Rooms • Living Kitchen • Study • 2 Cloakrooms with W.C., Utility Room • Boot Room

Garage • Double Car Port • Cobbled Driveway to Courtyard and Parking Area • Extensive Gardens • Lawn Tennis Court • Woodland

Cottage

3 Bedrooms • Bathroom • 2 Reception Rooms • Breakfast Kitchen • Utility Room • Cloaks with W.C. • Balcony

About 4.5 acres



Andrew J Nowell
& Company

Andrew J Nowell & Company
8 London Road
Alderley Edge
Cheshire, SK9 7JS
01625 585905

Savills Wilmslow
6 Water Lane, Wilmslow
Cheshire, SK9 5AA
wilmslow@savills.com
01625 417 450

savills

SITUATION

Brereton House stands privately within 4.6 acres amidst the rural parkland splendour of Brereton Park. A wonderful and idyllic setting, yet not isolated, at the head of a long private drive, the property is well placed for easy access to the North West's commercial centres via the M6 at Junction 17, the market town of Sandbach with its cobbled square and the pretty village of Holmes Chapel.

The village of Brereton is a thriving rural community centred on the Elizabethan Brereton Hall estate which includes the 16th Century St Oswald's church and The Bears Head a 17th Century public house, which offers good food and Sandbach Schools have an excellent reputation and for those seeking independent sector education the property is only 15 minutes from Terra Nova Preparatory School.

Waitrose opened their first North West store in Sandbach and the village of Holmes Chapel has primary and secondary schools, Sainsburys and specialist village shops for many day to day needs.

Knutsford, Alderley Edge and Wilmslow are all within a reasonable drive and provide an excellent range of shopping, recreational and educational facilities.

The train station in Holmes Chapel places Manchester City centre only 42 minutes away and London Euston just over 2 hours away via Crewe. With the M6 accessed from Junction 17 at Sandbach for those heading south and 18 at Holmes Chapel for north bound commuters, both are a couple of miles away.

DESCRIPTION

This is a lovely Georgian period country house set around two sides of a courtyard with a pretty double fronted separate cottage fronting the drive.

The main house offers a wealth of characterful family accommodation which has been sympathetically maintained and improved over many years to create this quite charming home.

Slate and stone flagged floors, exposed beams and vaulted ceilings to many first floor rooms, along with open fires and panelled doors create a delightful ambiance. With three staircases the accommodation is very flexible and a number of rooms could be utilised as needs dictate.

The pretty double fronted cottage offer separate three bedroomed accommodation which has been successfully let for a number of years but which could equally well be integrated into the main house if required or used for dependent or extended family.

The gardens are outstanding and extend in all to about 4.6 acres including sweeping lawns, a lawn tennis court, orchard and bluebell woodland as well as an extensive gravel parking area for numerous cars.





There are far reaching views over rolling countryside to the Pennines, especially from the balcony off the cottage bedroom.

This is a lovely rambling family house which will appeal to those who enjoy being in the countryside, prefer not to be isolated and are looking for plenty of accommodation for family and guests or would appreciate letting income from the cottage.

ACCOMMODATION

From the courtyard the front door opens into the fine reception hall with stone floors and a wide main staircase leading up to the galleried landing. A panelled door leads out to the gardens to the rear and to the large family kitchen to the left. This too is stone flagged and has an AGA and cooking area opening to the dining/sitting area. To the rear of the kitchen are a boot room and a cloakroom with w.c., a door to the garden and a connecting door to the main hall.

To the rear right of the hall is an inner hall area with an open fireplace and the second staircase leading up to a second landing area. A door off leads to the boiler room and a second cloakroom with a w.c.

Off this inner hall are a sitting room and family room, both with French doors to the courtyard, one of which could be utilised as a ground floor bedroom if required.

From the kitchen a door leads through to the formal dining room with a dual aspect and stone flagged floors. A door leads off to the guest entrance hall, with double doors to the courtyard and a rear entrance hall area with a staircase leading up to two double bedrooms and a house bathroom with a separate shower. On the ground floor there is a library/study and the main drawing room with double doors off the hall and double French doors to the courtyard.

Off the main galleried landing, which has plenty of space for a study area, is the master bedroom with an en-suite shower room. To the far side of the landing there are three further double bedrooms served by a second house bathroom. This landing is also accessed by the third staircase.

The cottage is double fronted with a porch opening into the hall and a staircase leading up to the first floor. To the right is a sitting room and to the left of the hall is a second sitting room or dining room with an opening through to the dining kitchen. A utility room lies off with a door to the garden and a separate garden w.c. On the first floor there are three good sized bedrooms and a bathroom with a separate w.c. The second bedroom has a French door to a balcony which stands above a double car port.

A second garage lies off the gravel, stone set bordered driveway at the rear and there is plenty of parking for a number of vehicles at the rear

BRERETON HOUSE

Approximate Gross Internal Area

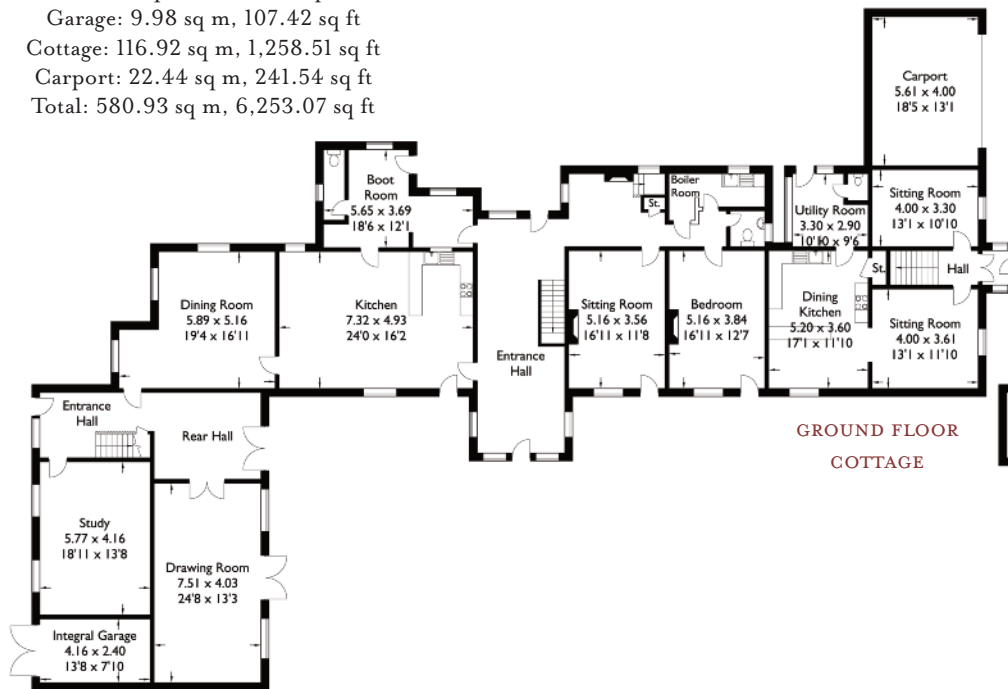
431.59 sq m, 4,645.59 sq ft

Garage: 9.98 sq m, 107.42 sq ft

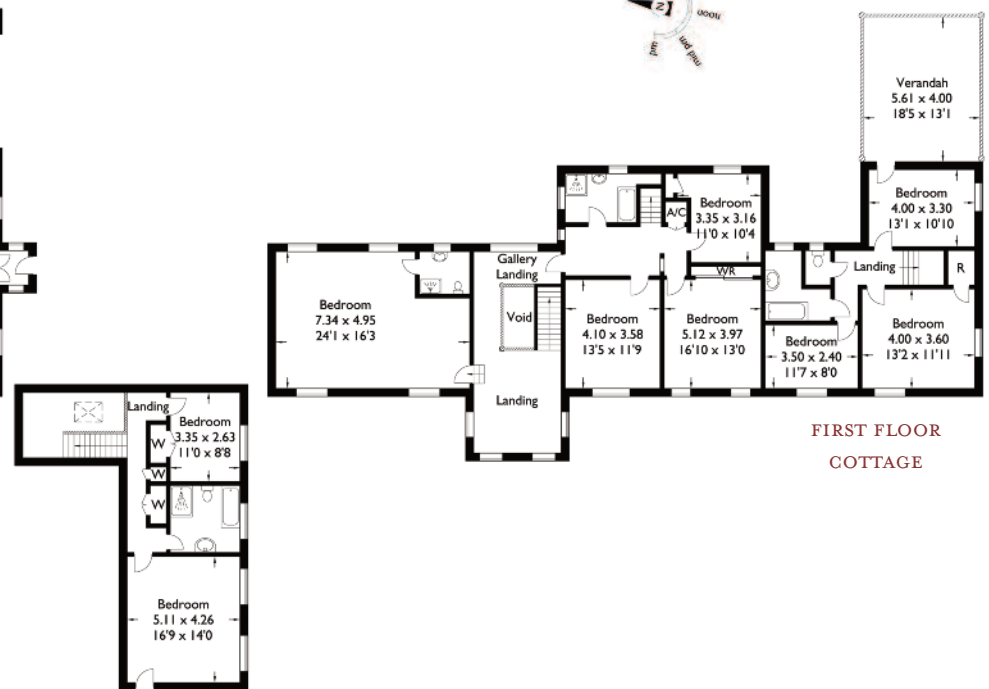
Cottage: 116.92 sq m, 1,258.51 sq ft

Carport: 22.44 sq m, 241.54 sq ft

Total: 580.93 sq m, 6,253.07 sq ft



GROUND FLOOR



FIRST FLOOR



