



The Chantry

PROPERTY NAME: **Kingfisher**

Inspiring architecture for a detached 5-bedroomed residence, utilising an impressive loft.

with a brick built chimney is a rare sight these days, but creates a traditionally cosy welcome at the Kingfisher.

The distinction in living spaces lends itself to both formal and informal entertaining to suit your mood and the occasion. The whole of the ground floor is flooded with light, and makes the very best of its aspect and location at The Chantry.

A ground floor study leads off the main entrance and offers a quiet outlook over the front of the property. This retreat is ideal to keep work secluded and separate from family life. Downstairs also boasts a separate utility room, a visitor's cloakroom and understairs storage.

On the first floor, the particularly large master bedroom has an en-suite shower room, and a vast space ideal for an extensive run of built-in wardrobes. The Kingfisher boasts two further, large double bedrooms and one comfortably sized single.

Pass through the spacious landing with its high level window, up a kite-winder staircase to the loft which is a lovely escape of a place, lit by roof lights. This is presented as standard with a large double bedroom and separate en-suite. Here you will also find a built-in storage room, such an essential complement to uncluttered family life, yet surprisingly absent from most modern house designs.

Under an elegant pyramid roof, the double garage is detached, rather than integral, preserving the entire ground floor for family living.



THE CHANTRY, SANDBACH HEATH

The largest house style on The Chantry, just four Kingfishers are available, each a prestigious choice for imaginative architecture and sophisticated lines.

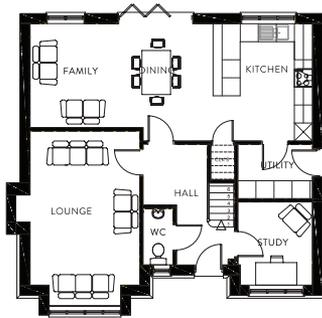
Accessed through an impressively large entrance hall, the ground floor affords you spacious open plan living, with the kitchen, family room and dining area all flowing one into the other. Bi-folding doors lead onto a lawned garden, enhancing the feeling of luxurious openness and space.

You also have the benefit of a separate sitting room with a large bay window. The warming addition of a class one fire

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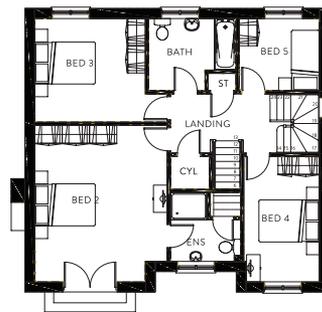
DISTINGUISHED BY DESIGN AND DETAIL

Kingfisher Details



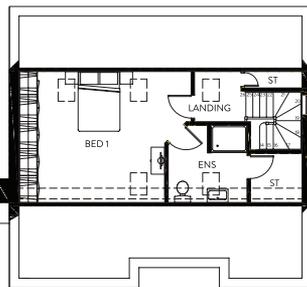
Ground Floor

	Dimensions mm	Dimensions ft
Kitchen/Dining/Family	3905 × 9378	12'10" × 30'9"
Sitting room	5126 × 3640	16'10" × 11'11"
Study	2766 × 2402	9'0" × 7'10"
WC	1877 × 994	6'2" × 3'0"
Utility	1804 × 2477	5'11" × 8'1"



1st Floor

	Dimensions mm	Dimensions ft
Bedroom 2	5166 × 4358	16'11" × 14'4"
En-suite	2275 × 2307	7'5" × 7'7"
Bedroom 3	3422 × 4358	11'3" × 14'4"
Bedroom 4	4142 × 2484	13'7" × 8'2"
Bedroom 5	2379 × 2636	7'10" × 8'8"
Bathroom	2379 × 2878	7'10" × 9'5"
Store	565 × 909	1'10" × 2'12"



2nd Floor Loft

	Dimensions mm	Dimensions ft
Master bedroom	4365 × 5702	14'4" × 18'8"
Ensuite	2575 × 2623	8'5" × 8'7"
Store	1636 × 1712	5'4" × 5'7"

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Professional bespoke services are available on request to customise the Kingfisher design. Please ask for details and a written quotation, subject to planning permission and building regulations.

Accommodation

1. 1st floor 3 double bedrooms & 1 single bedroom
2. Loft with double bedroom, en suite and storage room.
3. Master bedroom with en-suite shower room
4. Open plan kitchen, dining area and family room
5. Separate sitting room
6. Private ground floor study
7. Separate utility room
8. Detached double garage with pyramid roof and remote door-opening