









# Brindley Grange Farm

Holmes Chapel Road, Brereton

An impressive 5-bed country home on around 2/3 acres with gated drive, pond, pavilion, double garage, spacious interiors, and scope to modernise. Prime rural location near schools and transport links.

Council Tax band: G

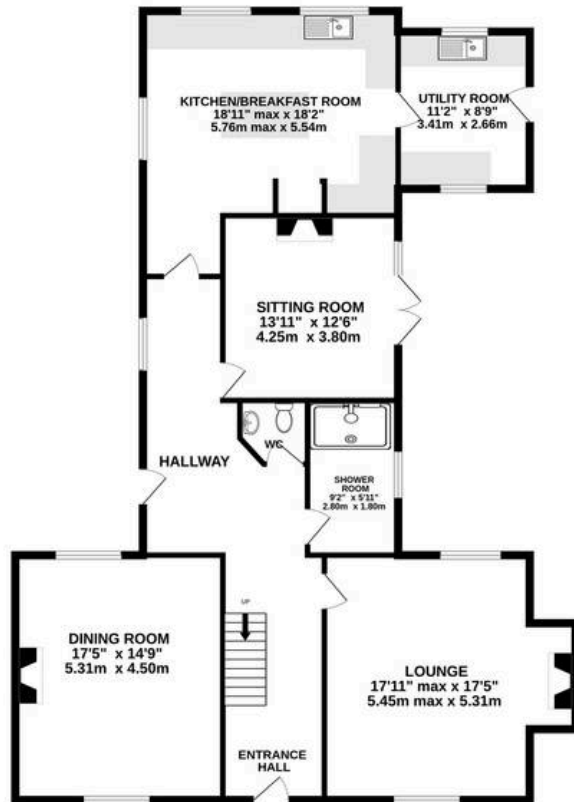
Tenure: Freehold

EPC Energy Efficiency Rating: D

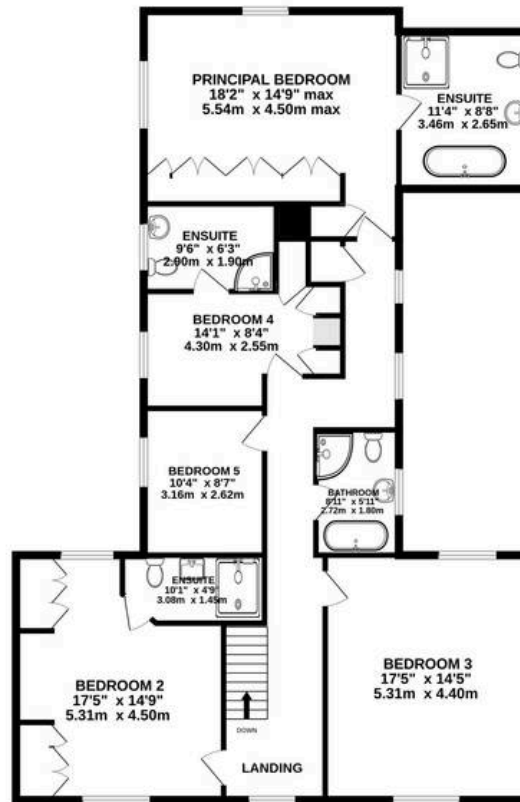
- Set behind gates within approximately 2/3 acres of beautifully landscaped gardens, including a large ornamental pond and multiple seating areas
- Imposing and attractive farmhouse façade offering strong kerb appeal and a sense of privacy
- Spacious accommodation extending to over 3,500 sq ft with a traditional and versatile layout
- Multiple reception rooms alongside a generous kitchen/breakfast room and separate utility
- Up to five bedrooms, including a substantial principal suite with en suite facilities
- Extensive driveway with central turning circle, detached double garage, additional store and large timber pavilion for entertaining
- Ideally located in a prime position close to excellent amenities, sought-after schools, and with easy access to the motorway network – plus just 30 minutes from Manchester Airport



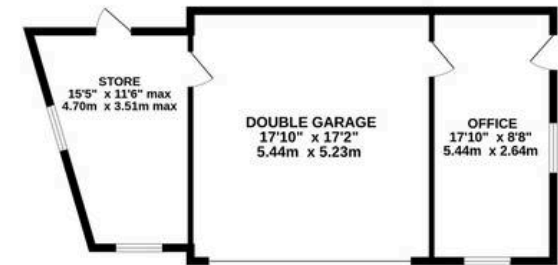
GROUND FLOOR  
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR  
1469 sq.ft. (136.5 sq.m.) approx.



603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 3567 sq.ft. (331.4 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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