

Henbury

Plot 13, The Rye, Curtis Farm, Chelford Road

IRLAMS of Knutsford

Henbury, SK11 9PG

Chelford Road

Asking Price £460,000









The Property

Move in for Christmas A beautifully designed three bedroom home combining elegance and practicality. The ground floor features an open-plan kitchen-diner with garden access, a separate lounge and a WC with utility space. Upstairs offers a master with en-suite, a generous second bedroom, and a versatile third for guests or work. Vaulted ceilings and roof lights enhance the airy, contemporary feel throughout.
Designed for comfort and contemporary style, this home defines modern luxury living. Discover a place where life comes naturally. Nestled in a serene semi-rural setting, this charming community blends tranquil countryside views with thoughtfully designed on-site facilities, creating the perfect balance of beauty, convenience, and a life well-lived.

Designed with care for the future, the scheme embraces sustainability through energy-efficient homes, eco-conscious materials, and thoughtful landscaping that harmonises with the natural surroundings.

Directions

From Knutsford Town Centre proceed along the A537 for approx 9 miles passing the rail station continue along Chelford Road passing through Ollerton and Marthall where the entrance to the development will soon be seen on your left.

- Stunning new build property situated in a serene semi-rural location
- Embracing sustainability through energy-efficient homes using eco-conscious materials
- Spacious & flexible contemporary living
- Open plan dining kitchen
- Downstairs WC & utility
- Three generous bedrooms
- Two bathrooms (one en-suite)
- Beautiful, enclosed private garden
- Off road parking & EV charging point
- Option to personalise your home with custom finishes

Postcode – SK11 9PG

Tenure – Freehold

Local Authority – Cheshire East

Council Tax – Band TBC







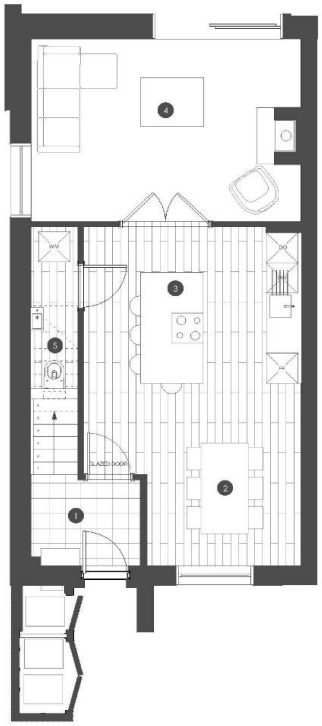
HOUSE TYPE 3B

ROOM DIMENSIONS

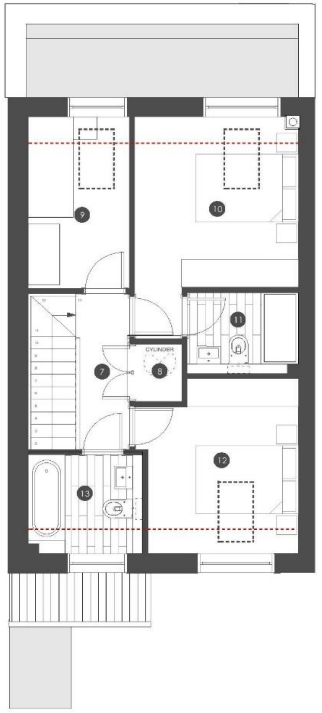
1	BOOT ROOM	2083 x 1716mm MAX
2	DINING	2919 x 2819mm MAX
3	KITCHEN	4927 x 4183mm MAX
4	LIVING	5134 x 3640mm MAX
5	WC	1715 x 900mm MAX
7	LANDING	3100 x 950mm MAX
8	STORE	1141 x 945mm MAX
9	BED 3/STUDY	3416 x 1924mm MAX
10	BED 1	4414 x 3111mm MAX
11	EN SUITE	2111 x 1618mm MAX
12	BED 2	3480 x 2860mm MAX
13	BATHROOM	2178 x 1969mm MAX

AREA

GIA - 98.4sqm



GROUND FLOOR PLAN
1:100 @ A3



FIRST FLOOR PLAN
1:50 @ A3

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