











6 Meadowside

Smallwood, Sandbach

Meticulously maintained home with premium finishes, solar technology, and high-tech features throughout. Extensive ground floor living, luxury kitchen, five bedrooms, detached garage, and smart automation. Beautiful garden, secure parking, and energy-efficient design.

Council Tax band: G

Tenure: Freehold

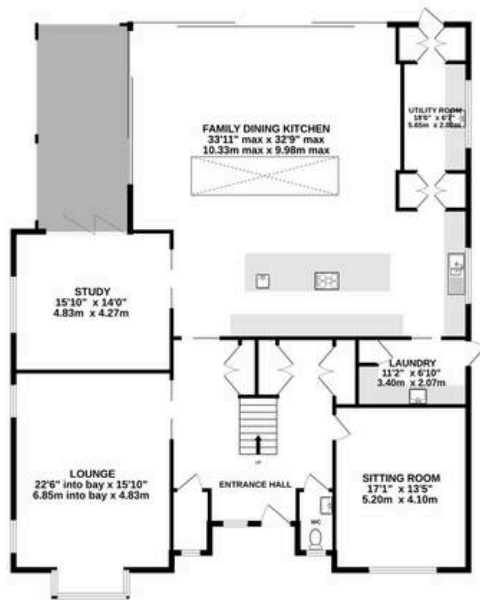
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

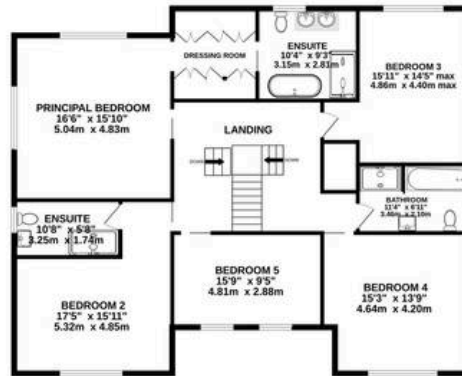
- A stunning detached residence of an impeccable standard
- Air source heat pumps, solar, battery storage and air conditioning – A Energy Rating
- More than 5000 square feet of floorspace
- Beautiful kitchen with a full range of Gaggenau appliances
- Extensive garaging and secure parking for upto 10 vehicles
- Control 4 automation system with mobile phone access



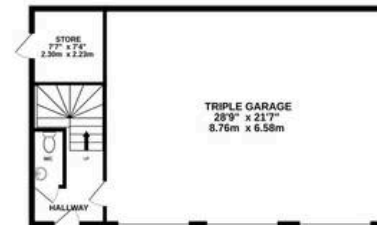
GROUND FLOOR
2239 sq.ft. (206.0 sq.m.) approx.



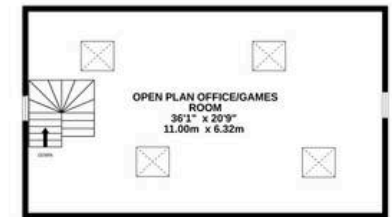
1ST FLOOR
1572 sq.ft. (146.0 sq.m.) approx.



GARAGES GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



GARAGES 1ST FLOOR
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 5338 sq.ft. (495.9 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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