



6 Cavendish Square, Main Road, West Handley, S21 5RZ

Saxton Mee

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Main Road

£399,950

Delightfully situated amidst rural surroundings, this beautifully presented period cottage nestles within this highly sought after hamlet which was once part of the Chatsworth Estate and has the enviable advantage of a double garage and a large off lying beautiful garden.

Believed to date back to the early 1700's the property has been lovingly refurbished by the existing owners, successfully combining period features such as stone fireplace and beamed ceilings with modern appointments. The property has been re-wired with a new fuse box around 2007 with new guttering and ridge tiles and most importantly has been considerably extended to the rear on the ground floor at the same time that the kitchen was fitted.

Front porch opens into the charming living room with a lovely quarry tiled floor and attractive stone fire surround incorporating a Stratford multi fuel stove and there being a beamed ceiling and window to the front overlooking the courtyard area. Impressive open plan living/dining kitchen/family room which has an extensive range of Shaker style units with integrated appliances, resin floor and excellent natural light aided by the skylight and French doors to the rear. First floor landing. Double bedroom one with original feature fireplace and stunning views to the front. Luxurious bathroom having a free standing double ended bath and walk in shower. Second floor bedroom with Velux style roof light and en-suite bathroom.

Outside: there is a mainly lawned front garden with an appealing feature being the Victorian style street lamp., two outbuildings to the rear (one being an excellent utility with Belfast style sink, WC and plumbing for a washing machine) with adjacent store which has formerly been used as a home office.

Off lying parking, concrete sectional double garage with electric door, large private beautiful garden set down to lawn with excellent summerhouse, decked entertaining terrace, two useful sheds, vegetable area.



- Truly delightful 1700's stone built cottage
- Sought after hamlet of West Handley
- Conservation area
- Considerably refurbished and extended by the existing owners
- Beautiful large off lying garden and double garage
- Charming sitting room with stone fireplace and multi fuel stove
- Impressive open plan dining kitchen/family room
- Accommodation over three floors - two double bedrooms and two bathrooms
- EPC: E
- Freehold - Council Tax Band: B





6 CAVENDISH SQUARE

APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 923 SQ FT

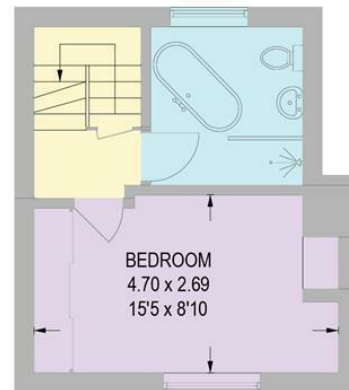
GARAGE = 22.4 SQ M / 241 SQ FT

STORE / UTILITY = 7.7 SQ M / 83 SQ FT

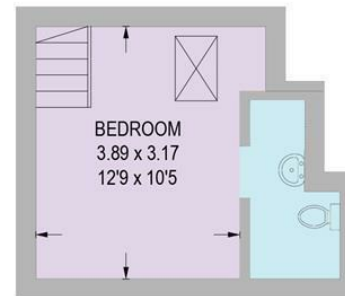
TOTAL = 115.9 SQ M / 1247 SQ FT



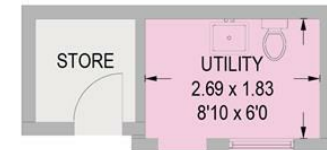
GROUND FLOOR
46.3 SQ M / 498 SQ FT



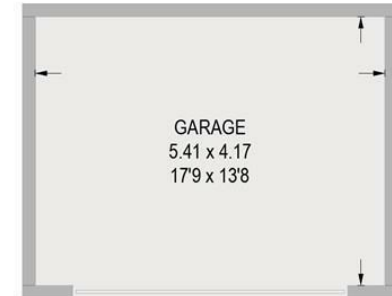
FIRST FLOOR
23.3 SQ M / 251 SQ FT



SECOND FLOOR
16.2 SQ M / 174 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



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Illustration for identification purposes only,
measurements are approximate, not to scale.

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