



**25 Chapel Lane
Aston Cantlow, B95 6HU**

Offers in excess of £700,000

**** SEE VIDEO TOUR ** Four Bedrooms ** Two Reception Rooms ** Two Bathrooms ** Countryside Views ****
2482 Sq. Ft Approx Total ** Garage ** Modern Living with a Character Twist ** A thoughtfully extended 1976 character home in the sought-after village of Aston Cantlow, offering spacious and flexible accommodation with countryside views to the rear. The property features a welcoming reception/dining hall, well-equipped kitchen with central island and walk-in pantry, generous living room with inglenook fireplace, and a light-filled garden room. A useful multi-purpose ground-floor room provides space for a home office or occasional guest bedroom. Upstairs, four bedrooms are served by two bathrooms, including a main bedroom with en-suite. The rear garden offers a paved terrace, lawn, pond, greenhouse, log store with pizza oven, and decked seating, all enjoying open countryside beyond. The property also benefits from a garage with storage above and electric car charging point. Ideal for families, entertaining, and home working in a picturesque village setting.

Built in 1976 and thoughtfully extended by the current owners, this attractive character home sits peacefully within the sought-after village of Aston Cantlow, enjoying views over open countryside to the rear. Set back behind a charming cottage-style front garden, enclosed by a low brick boundary topped with picket fencing and complemented by mature hedging, the approach offers both character and a sense of privacy. A neat lawn and established planting frame the pathway leading to the front door, creating a warm and welcoming first impression from the moment you arrive. A driveway leads to the garage, which benefits from storage above and includes an electric car charging point.

Stepping inside, a convenient porch leads to a welcoming reception/dining hall that creates a lovely first impression and forms the natural hub of the ground floor. There is ample space for a family dining table or occasional seating, making it a sociable point from which the rest of the home flows. The kitchen and breakfast room offers a well-appointed setting for everyday living, complete with a central island and generous storage including a walk-in pantry. A separate utility room provides practical space for laundry and additional appliances, keeping the kitchen clear for cooking and gathering.

The main living room is a generous and inviting space, centred around an impressive inglenook-style fireplace that brings warmth and character to the room. This leads through to a light-filled garden room, where large glazing and underfloor heating create a comfortable place to relax and enjoy views across the garden throughout the seasons. Together, these spaces offer excellent flow for both family time and entertaining.

A useful multi-purpose room on the ground floor can serve as a home office or occasional guest bedroom, offering valuable flexibility to suit changing needs.

Upstairs, there are four bedrooms and two well-presented bathrooms. The main bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout works well for families, visiting guests or those needing space for hobbies or working from home.

The rear garden has been thoughtfully designed to create a series of enjoyable outdoor spaces. A paved terrace directly off the house is perfect for morning coffee or evening dining, overlooking a pond with a water feature. The lawn is framed by established planting, offering colour and privacy, while a second patio sits towards the end of the garden alongside a greenhouse, brick-built log store with pizza oven and raised vegetable beds. A decked seating area provides an additional place to relax, and the open aspect beyond the boundary gives a wonderful sense of space and connection to the countryside.

To the front, the property is approached through a cottage-style garden with picket fencing and planting. There is a garage with storage above and the convenience of an electric car charging point.

This is a home that offers character, comfort and flexibility in equal measure – perfect for those seeking a welcoming village setting with countryside walks, a strong sense of community and excellent connections close by.

Porch

Hallway/Dining Room

23'9" x 12'5" (7.25m x 3.81m)

Kitchen/Breakfast Room

13'1" x 11'1" (4.01m x 3.40m)

Pantry

Utility

12'1" x 4'11" (3.70m x 1.52m)

Living Room

23'9" x 13'8" (7.24m x 4.18m)

Garden Room

14'9" x 12'5" (4.50m x 3.80m)

Office/Bedroom 5

21'5" x 8'10" (6.54m x 2.70m)

Landing

Bedroom 1

15'8" x 14'7" (4.79m x 4.47m)

En-suite

5'8" x 8'4" (1.74m x 2.55m)

Bedroom 2

11'5" x 13'0" (3.50m x 3.97m)

Bedroom 3

13'5" x 8'7" (4.10m x 2.62m)

Bedroom 4

8'2" x 6'10" (2.50m x 2.10m)

Family/Bathroom

9'10" x 5'10" (3.00m x 1.80m)

Garage

14'5" x 8'10" (4.40m x 2.70m)

