



The Robins, Sandy Lane, Aston

£487,500 Freehold



Super energy efficient A rated homes. • In line solar panels and electric car charging point. • 10 Year Premier Guarantee • Located within the village of Aston between Nantwich and Whitchurch • Finished to exceptional standards throughout, these are very special homes. • Quartz worktops in the kitchen • Stunning low maintenance landscaped gardens with pergola, lighting and planting. • Award Winning Local Developer.



Part of an exclusive development of just two four-bedroom homes within the sought-after village of Aston. The Robins sits next to its mirroring neighbour on a spacious plot with large driveway to the front and enclosed garden to the rear all within just a short drive from Nantwich towards Whitchurch meaning amenities are nearby along with beautiful rolling countryside in both Cheshire and Shropshire. These wonderful homes have been built with the future in mind turning attention to reduced living costs from the outset predicted to be completed with an EPC Rating A 92 to include features such as In-line solar panels, car charging points accessible from the driveway, low energy lighting both inside and out and Vaillant Aerotherm Plus heat pump system powering the heating. All of this combined with state-of-the-art insulation to keep homes cool in summer and warm in winter will reduce heating costs and future-proof your home.

If it's the look of the home that interests you most, don't worry, Goulden Simpson has that covered. This beautiful home has been designed to make the most of modern-day lifestyles having a wonderful block paved driveway to the front with ample parking for multiple cars. The garage is accessible from the driveway with electric roller shutter doors, outdoor dawn-to-dusk lighting will illuminate both the driveway and the front and rear of the house. In through the front door, the living room sits to the front of the property whilst the kitchen/family room is to the rear having been designed with the inside/outside lifestyle at its core. Bi-fold doors open out into the garden that has been created to give you additional living space throughout the year with low maintenance, entertainment-ready Indian stone patio space, completed before you move in with raised feature, ready planted beds, powder coated aluminium all weather pergola and feature exterior ambient lighting.

Focusing back inside this wonderful property, the kitchen will be finished to exceptional standards with Quartz worktops, composite granite sinks, a pyrolytic self-clean multi-function oven, 5 ring induction hob and built in Microwave. There is an integrated Fridge freezer and ample storage cupboards including a tall larder storage unit and breakfast bar to finish. A separate utility room will house further useful larder storage and have space for a washer and dryer.

Upstairs, four spacious bedrooms provide space for all of the family with the master bedroom benefitting from fitted wardrobes and an en suite shower room. The second bedroom also benefits from an en suite shower room whilst the third and fourth bedroom are spacious double rooms with the family bathroom sitting snugly between the two rooms. Both the en suite and the family bathroom benefit from LED demist mirrors and porcelain tiling.

Additional features throughout will include flooring and extras such as your USB charging points to selected sockets and Secure by design windows and doors, alarm system fitted and security lighting. The heating system has a 7 year parts and labour guarantee (2 years more than standard as Goulden Simpson are considered partner installers having worked with the Vaillant for over 12 years), whilst the build is covered by 10 year Premier Guarantee and appliances come with 3 years guarantee.

If all of this just sounds perfect, there is still time to add your personal touch with things like colours to tiling, kitchen finishes, flooring and wall coverings. So get in touch! Make a Goulden Simpson house your home.

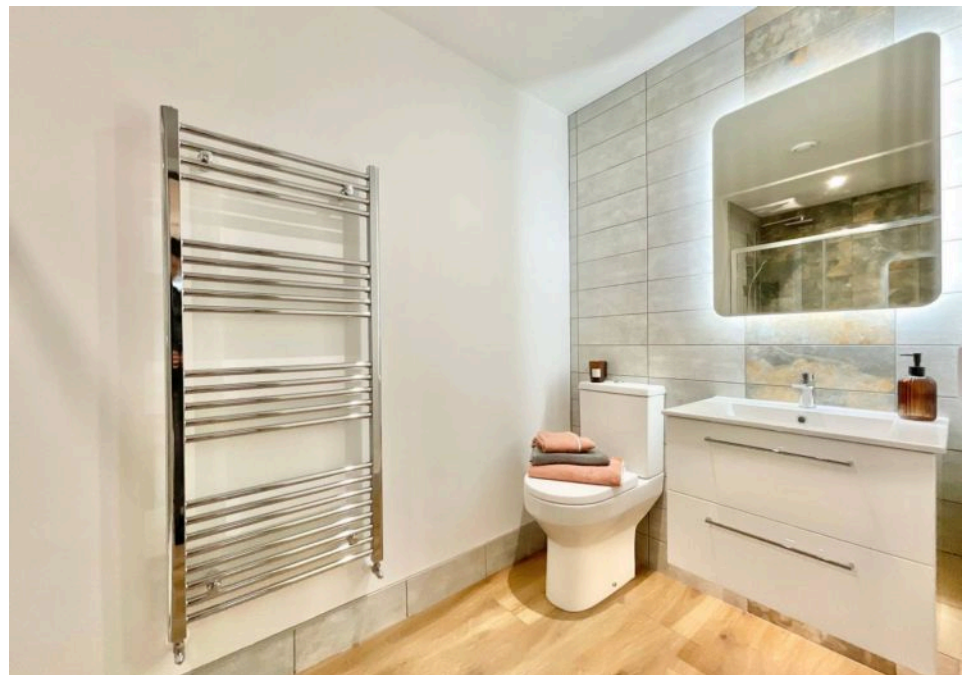


Exclusive development of two 4-bed homes in sought-after village of Aston. Efficient features, modern design, ample parking, luxurious interiors, and customisation options available. Ideal blend of style and sustainability. Ready to be your dream home!
Council Tax band: TBD

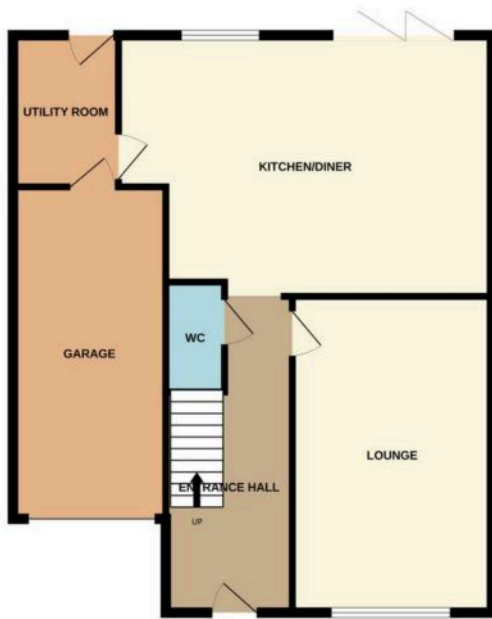
Tenure: Freehold

EPC Energy Efficiency Rating: A

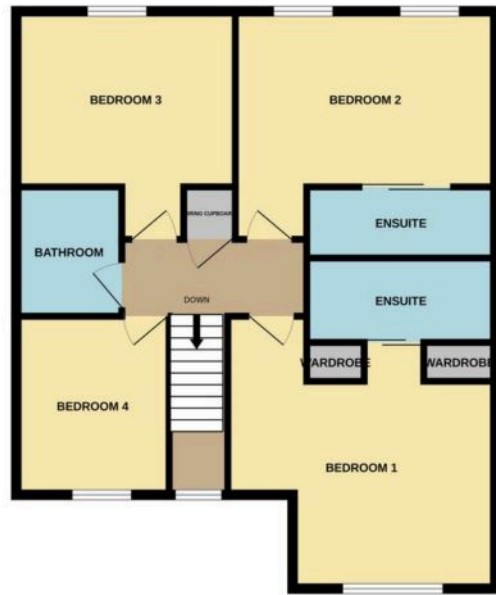
EPC Environmental Impact Rating:



GROUND FLOOR



1ST FLOOR



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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