




## OVERTON GREEN FARM, OVERTON GREEN

Smallwood, Sandbach, Cheshire, CW11 2UP



# A BEAUTIFULLY RENOVATED GEORGIAN FARMHOUSE

A beautifully renovated and greatly improved Georgian farmhouse with land and equestrian facilities, set in approximately 13 acres within sought-after Cheshire countryside.

			EPC
4	5	3	TBC

Local Authority: Cheshire East Council

Council Tax band: F

Tenure: Freehold

Services: Mains water and electricity; private drainage; oil-fired central heating.

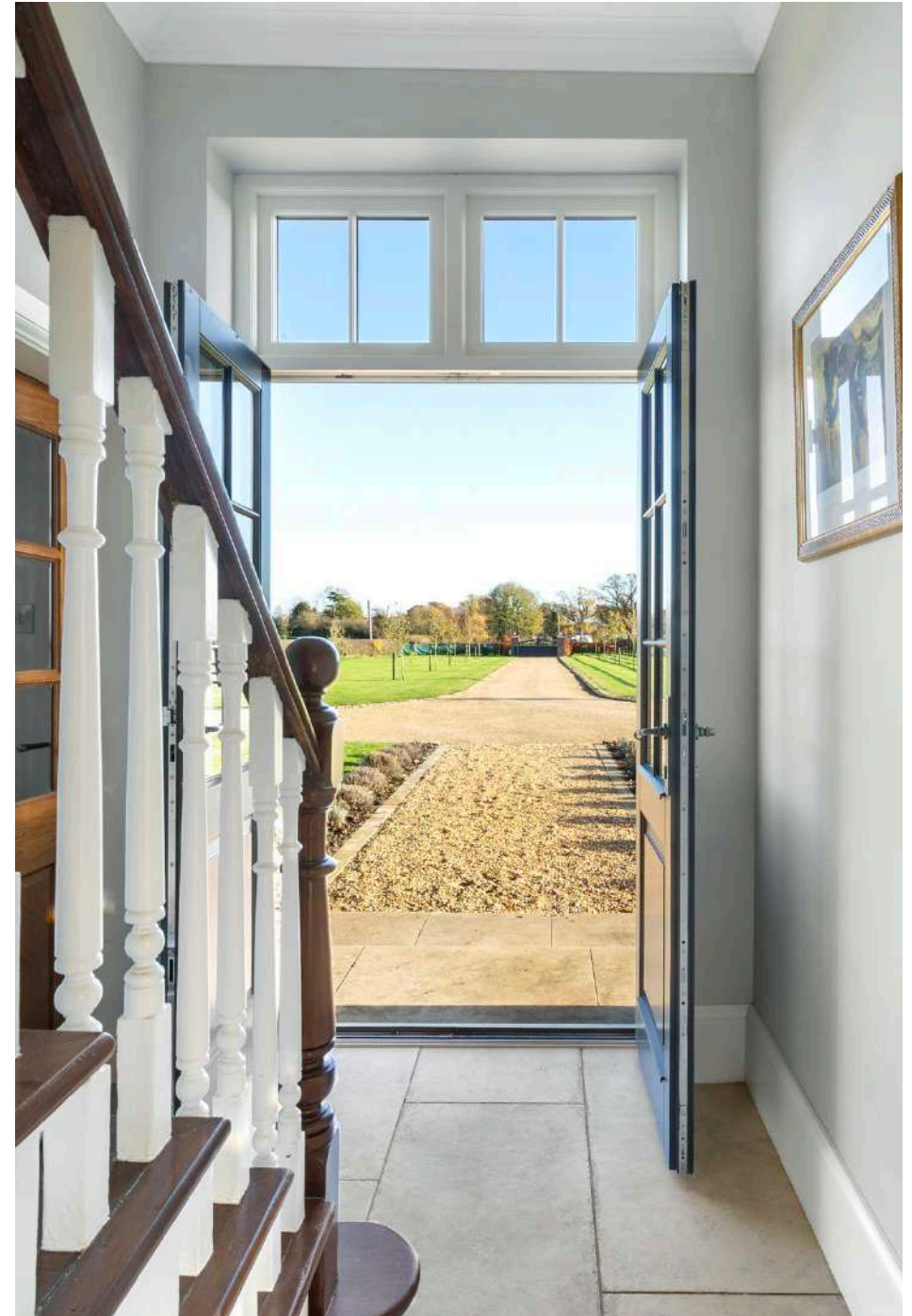
**Guide Price: £1,900,000**



## OVERTON GREEN FARM, OVERTON GREEN

Dating from around 1905, Overton Green Farm is an elegant bedroom Georgian farmhouse occupying a prominent position on the edge of Smallwood village.

The house has been carefully renovated and remodelled over the last six years by the current owner to create a home that offers well-proportioned accommodation arranged over two floors, with large windows taking in open views across its own pasture and surrounding farmland.





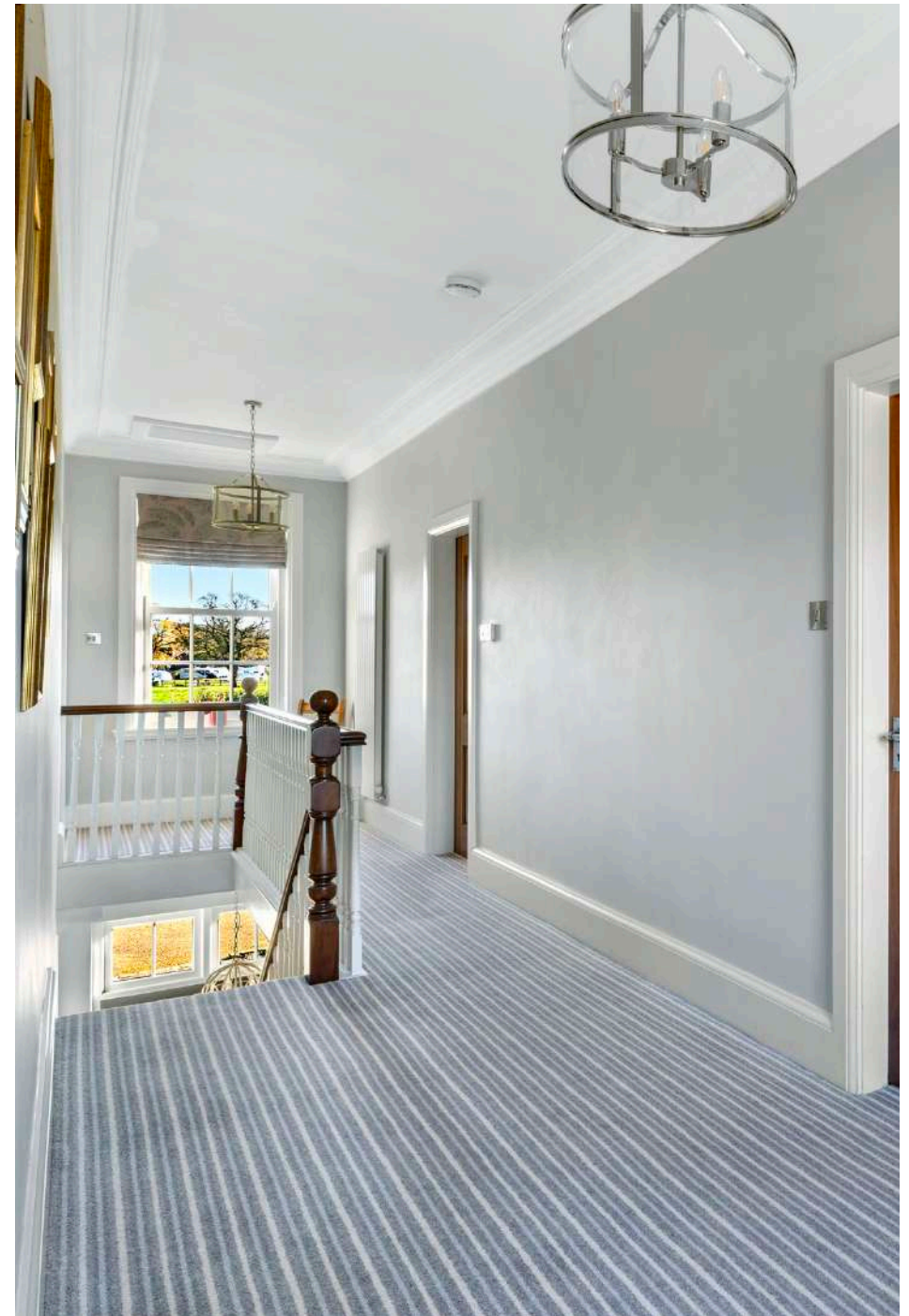




## THE PROPERTY

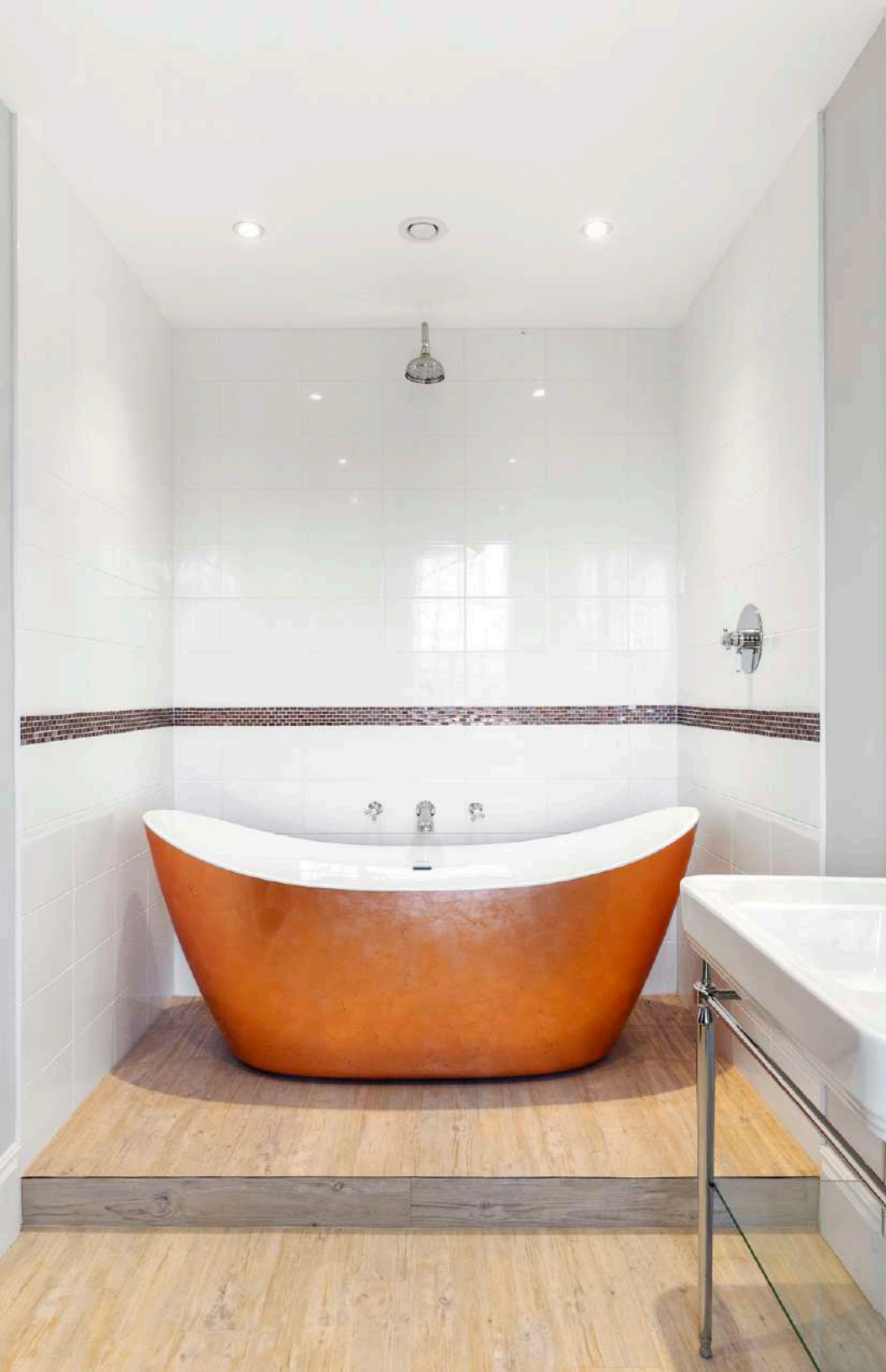
Internally, the property retains much of its original character – including decorative fireplaces, coved ceilings and tiled flooring – alongside modern improvements such as double glazing and a replaced roof (2016).

The ground floor comprises an entrance hall, two spacious reception rooms, a large farmhouse kitchen, boot room, utility, and wet room. Upstairs are four bedrooms, all having ensembles.









Approached via a gated entrance onto a long gravelled drive that leads to the front of the house, and continues to the side where there is extensive parking and a large steel-framed barn to the rear that has been fitted out to an exceptional standard offering significant storage and stabling with 7 boxes and potential for more.





## GARDENS AND GROUNDS

Formal lawned gardens flank the house, enclosed by mature hedges and trees. Beyond are post-and-railed paddocks and a large pasture field containing a natural pond. The property extends in all to about 13.45 acres.

The principal outbuilding – a versatile 100 ft × 60 ft steel portal-frame barn – provides seven 13 × 13 ft stables, a tack room, feed room and WC, together with mains water and electricity. It is ideal for private or commercial equestrian use (subject to any necessary consents).

The land is classified Grade III on the Agricultural Land Classification Map and is suitable for grazing and grass production.







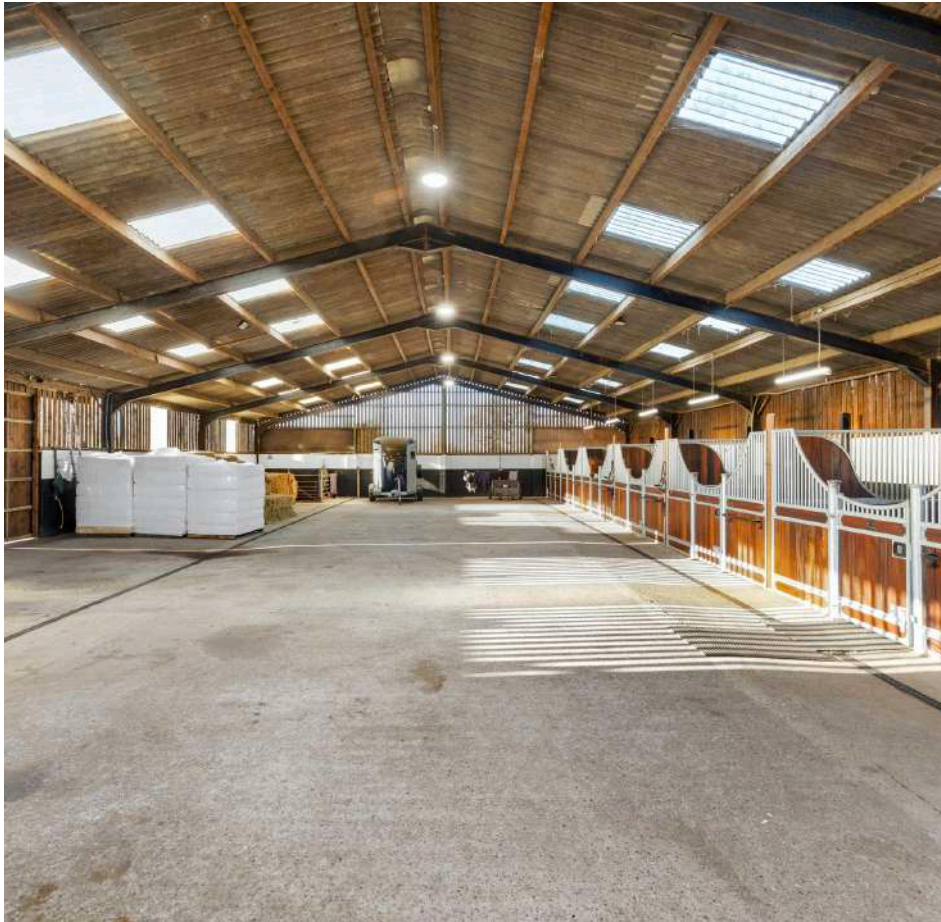
## LOCATION

Overton Green Farm sits within the picturesque village of Smallwood, a popular rural community between Sandbach and Congleton. The area is renowned for its open countryside, good communications and local facilities, including a primary school, village hall, church and several pubs and restaurants.

The M6 motorway (Junction 17) is about 3 miles away, offering swift access to Manchester, Crewe and Birmingham. Rail services from Congleton, Sandbach, and Holmes Chapel connect to mainline stations for London and the North West.

Recreational amenities are plentiful, with golf courses, an equestrian cross-country course and extensive footpaths and bridleways nearby.



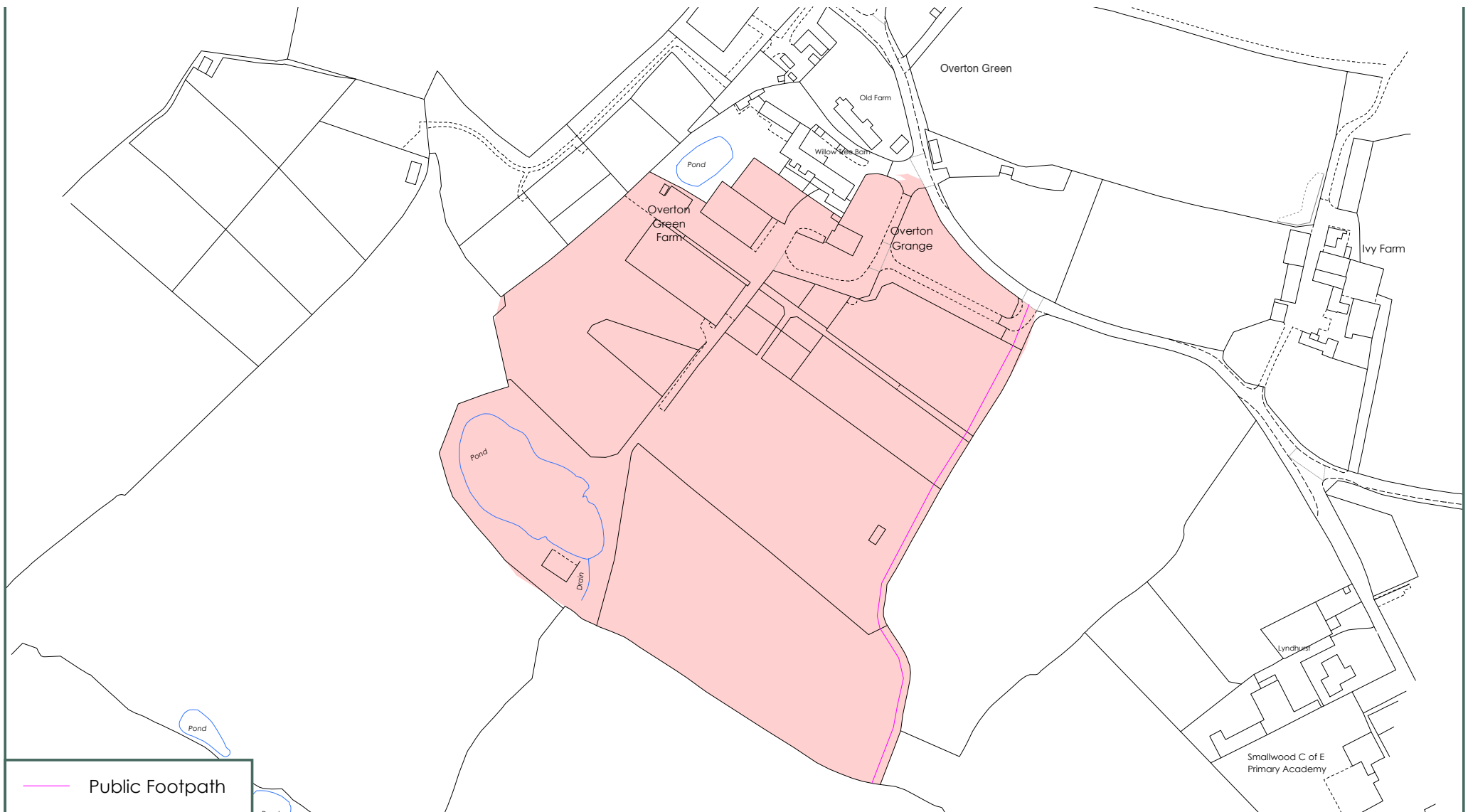


## DIRECTIONS (POSTCODE CW11 2UP)

From Sandbach take the A534 towards Congleton and turn right into Smallwood Lane. Continue for approximately 1 mile, turn right into Overton Green and the property will be found on the left-hand side, clearly marked.







Location SJ 803 603  
 Scale 1:2,500 @ A4  
 Drawing No. Z26749-01  
 Date 20.11.25



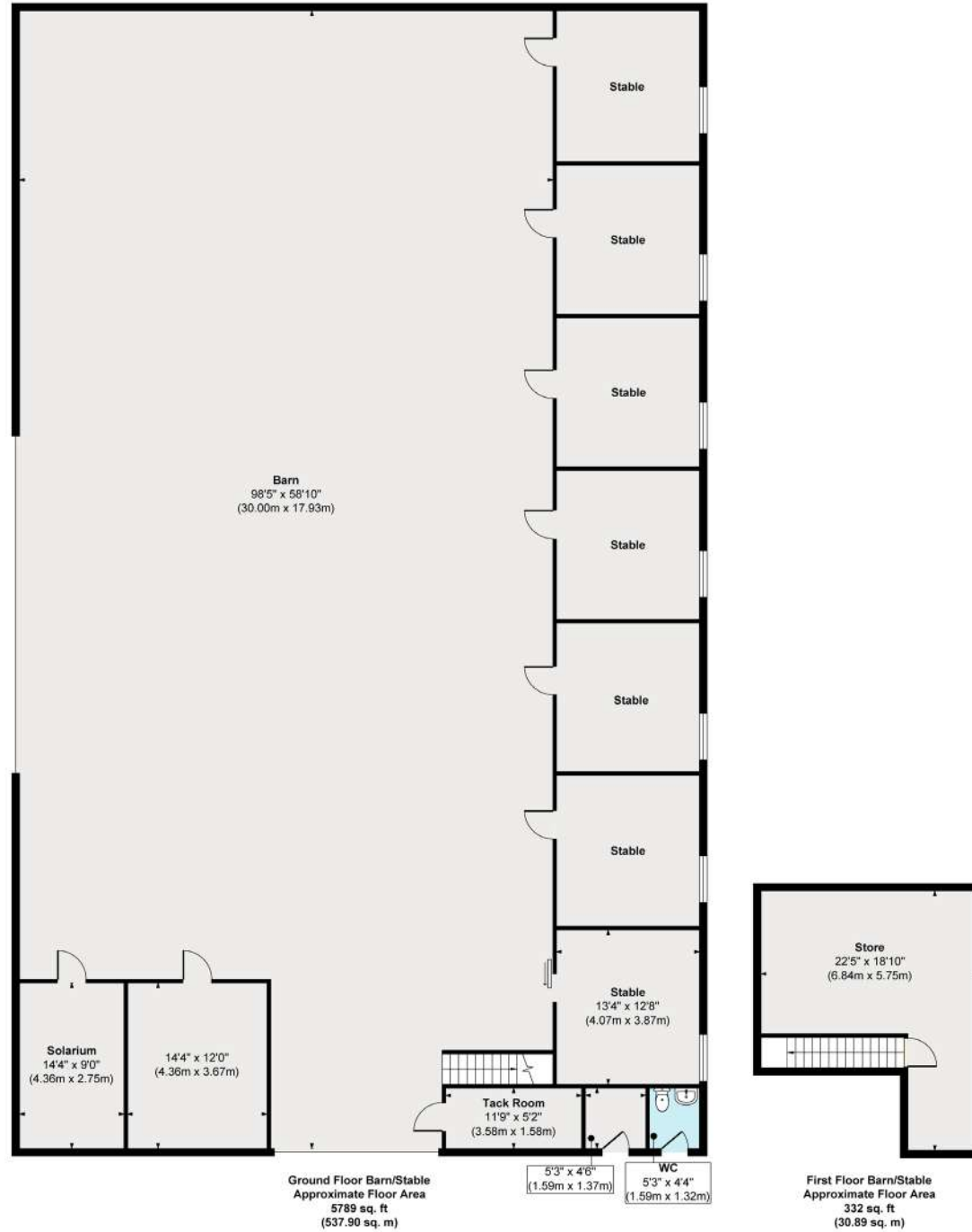
Total Area  
 5.44 hectares  
 (13.45 acres)

## Overton Green Farm



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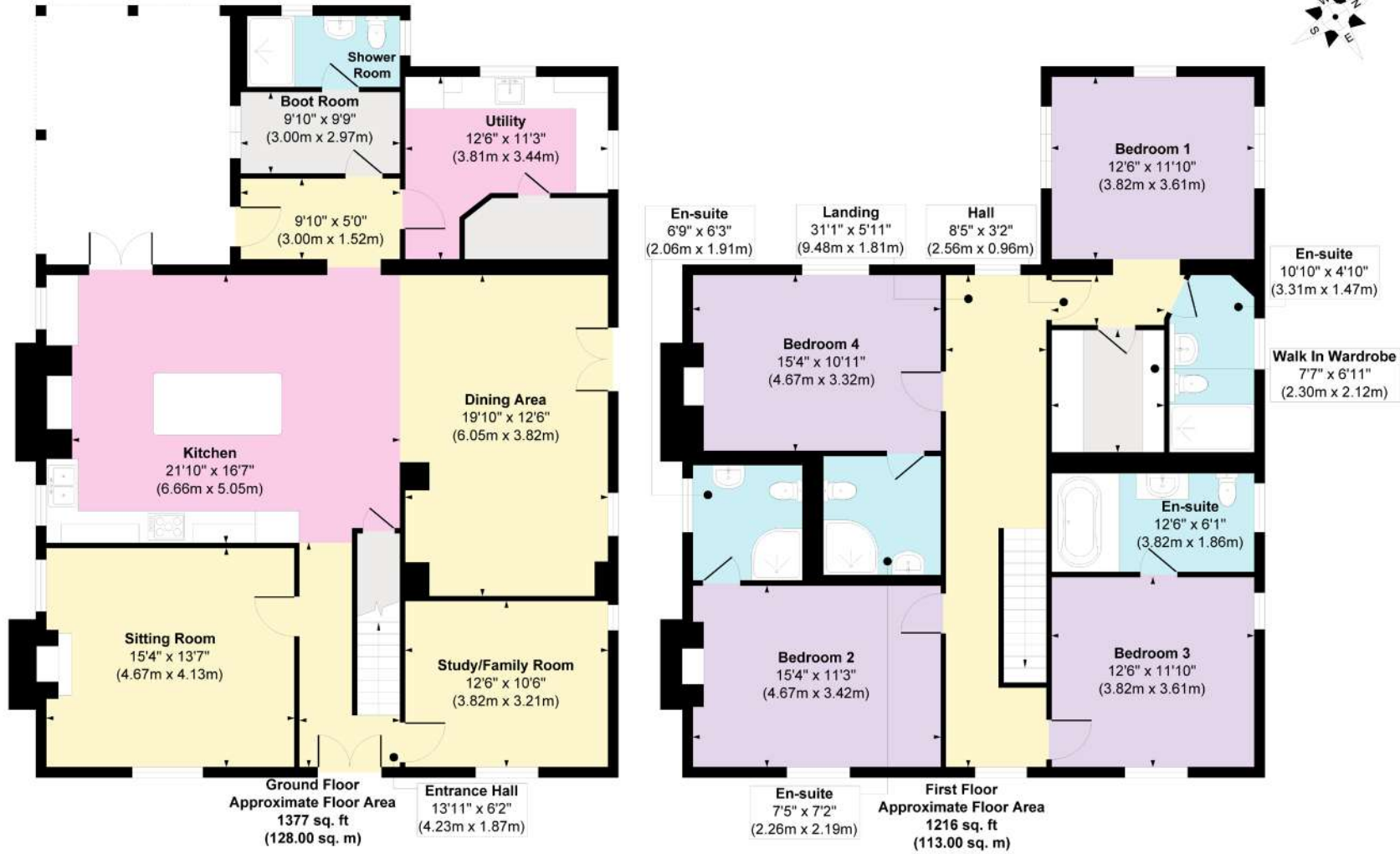
**Approx. Gross Internal Floor Area  
Outbuilding = 6121 sq. ft / 568.79 sq. m**

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The position & size of doors, windows, appliances and other features are approximate only.

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**Approx. Gross Internal Floor Area**  
Main House = 2593 sq. ft / 241.00 sq. m

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