

Chedworth Sanctuary

12 McLaren Place
Chedworth



Terry Ryan
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About the Property —

Tucked away in a quiet cul-de-sac, this classic 1970s Chedworth brick home offers a wonderful combination of space, comfort, and timeless appeal.

Set on a private and established 1896sqm gully section, the home is designed to embrace indoor-outdoor living, with multiple spaces flowing effortlessly to the outdoors. Families will appreciate the four generous bedrooms, complemented by two stylish bathrooms and the convenience of two versatile living areas – perfect for both relaxation and entertaining.

At the heart of the home lies the modern kitchen, thoughtfully updated to meet the demands of contemporary living. Adding even more flexibility, a separate 10sqm studio with power makes an ideal Air BnB situation or teenage retreat.

The property also features large double garaging with ample off-street parking, ensuring practicality matches lifestyle. Zoned for the sought-after Hukanui School and just moments from Chartwell Shopping Centre, the location is as appealing as the home itself.

This is a rare opportunity to secure a substantial family property in a premium Chedworth address – one that combines character, modern updates, and a stunning natural backdrop.

























12 MCLAREN PLACE
APPROX. FLOOR AREA 208.0 SQM

Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	16	Hukanui School	Chedworth Park
Legal DP	DPS 15701	Bankwood School	Porritt Stadium
Record of Title	SA13D/534	Fairfield Intermediate	Chartwell Shopping Mall
Land Area	1897m²	Fairfield College	Parkwood Village Cafe & Amenities
HCC Rates	\$4628.94	St Pauls Collegiate	Main arterial routes
WRC Rates	\$735.41		
Year Built	1972		

Chattels			
Dishwasher	Heat Pump	Induction Cooktop	Smart Vent
Fixed Floor Coverings	Curtains	Washing Machine Taps	Insulation in Garage
Rangehood	Smoke Detectors	Bathroom Mirrors x 2	10m² Cabin - Electrical Certificate
Burglar Alarm	Auto Garage Door	Bathroom Extractor Fans x 2	Ceiling Fan x 1
Heated Towel Rails x 2	Garage Door Remotes x 2	Ventilation System	Electric Heaters x 2
Blinds	Drapes	TV Brackets x 2	Garden Shed
Light Fittings	Underbench Oven	Underfloor Heating	Clothesline



Rental Appraisal —

12 McLaren Place Chedworth

4 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 2 October 2025 and advise that the expected weekly rental return would be approximately.

\$750–\$800

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

Yvette McLean

Property Manager | 027 278 8257



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Meet The Team —



Terry Ryan

021 909 978 terry.ryan@lugtons.co.nz

Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result.

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.



Heather Whyte

027 239 2751 heather.whyte@lugtons.co.nz

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



Blake Agnew

021 195 0238 blake.agnew@lugtons.co.nz

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.



Brooklyn Hayde

021 283 8222 brooklyn.hayde@lugtons.co.nz

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.



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