



Sandycroft
Wrenbury | Cheshire



LARCH
PROPERTY

Sandycroft

Nantwich Road, Wrenbury, Nantwich,
Cheshire, CW5 8ED

An immaculately presented detached four-bedroom bungalow in rural Wrenbury, Cheshire.

- Spacious living/dining room with oak flooring and log-burning stove
- Kitchen with granite worktops, countryside views, and integrated appliances
- Boot room/home office with CCTV
- Three double bedrooms and one single bedroom
- Family bathroom and separate shower room
- Rear paved courtyard with open countryside views
- Gravel parking and timber store with power
- Secure site with optional caravan storage
- Rent includes electricity and water charges
- Alarm system and CCTV installed
- Available fully furnished or unfurnished as required

LOCATION

Located close to the charming village of Wrenbury, Sandycroft benefits from a strong sense of community and a range of local amenities, including a well-stocked village shop with post office and an active village hall hosting regular events and activities. The village also features two pubs, a primary school, a doctors' surgery, and scenic walks along the Shropshire Union Canal. Wrenbury railway station provides direct connections to Crewe and Shrewsbury, making it ideal for rural living with excellent transport links.



DESCRIPTION

Sandycroft is a spacious and well-appointed four-bedroom bungalow situated in a secure and exceptionally tidy rural setting on the outskirts of Wrenbury. Surrounded by open countryside, the property combines modern amenities with rustic charm, ideal for those seeking peaceful, well-connected living.

Automated gates lead from Nantwich Road onto the driveway, with a separate gated side entrance and parking for two vehicles (further parking available on request).

The front entrance hallway features a tiled floor and provides access to a useful boot room/home office which houses the CCTV system and solar power controls. Off the hall is a tiled shower room, kitchen, and the spacious living/dining room.

The kitchen enjoys countryside views and features granite worktops, a stainless steel sink, and a range of appliances including an integrated dishwasher, double oven with grill, induction hob, freestanding American-style fridge freezer. The washing machine and oil-fired boiler are neatly located to the far end. A rear door leads to a private courtyard patio, ideal for alfresco dining.

The living/dining room benefits from oak flooring, a log-burning stove set in a brick fireplace with granite hearth and oak mantel, a front-facing bay window with oak sill, and French doors leading out to the courtyard.

A corridor with oak flooring leads to the four bedrooms – three well-proportioned doubles and one single. The master bedroom offers additional floor space and dual-aspect windows. The family bathroom includes a roll-top bath, pedestal basin, WC, tiled walls, and oak flooring.

The property is fitted with an alarm system and CCTV. Electricity and water charges are included in the rent. The bungalow is available fully furnished or unfurnished as required.



EXTERNALLY

The paved rear courtyard enjoys uninterrupted countryside views. To the side, gravel parking is provided along with a timber storage building that has power connected.

The property is located within a secure, well-maintained setting that also offers optional caravan storage.



DIRECTIONS

- Postcode: CW5 8ED
- What3Words: ///bulge.else.internet
- From Wrenbury village, head towards Nantwich on Nantwich Road. After exiting the 30mph zone, continue for approximately 1 mile. Cross over the canal bridge and Sandycroft is located at the first gated entrance on the left.

SERVICES & LOCAL AUTHORITY

- Oil-fired central heating and hot water
- Mains electricity and water (plus solar power) – electricity and water included in rent
- Private sewage treatment
- Broadband: Fibre Broadband Connected
- Mobile Coverage: Indoor (Limited) | Outdoor (Likely) - Ofcom
- EPC Rating: B
- Council: Cheshire East Council
- Council Tax Band: B
- CCTV and alarm system installed

TERMS & CONDITIONS

- Tenancy: Initial six-month fixed term Assured Shorthold Tenancy (AST) agreement, rolling thereafter. Landlord prefers a long-term tenancy.
- Rent: Payable monthly in advance
- Deposit: Equivalent to five weeks' rent, held in accordance with the Tenancy Deposit Scheme (Insured)
- Holding Deposit: Equivalent to one week's rent, securing the property as 'let agreed', subject to referencing and contract.



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Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

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