



Maristan House, 38 Whitchurch Road, Audlem, CW3 0EE

Helping *you* move



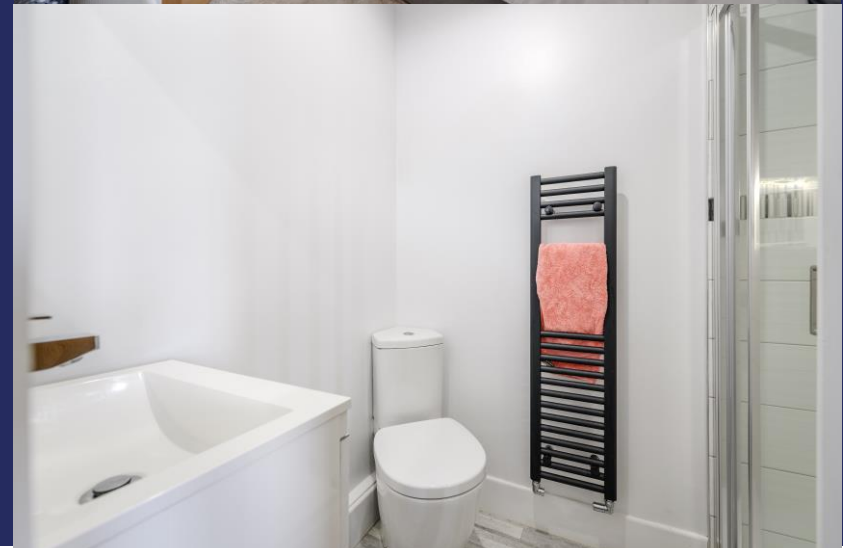
Maristan House, 38 Whitchurch Road, Audlem, CW3 0EE

Offers In Region Of £785,000



An impressive five bedroom, three reception room detached family home in the sought-after village of Audlem which has an excellent range of daily amenities. Offering substantial accommodation, generous driveway, garage and beautifully maintained gardens that adjoin fields.

- Impressive Five Bedroom Detached House
- Desirable Village Location
- Three spacious reception rooms
- Large loft space with extension potential (subject to consent)
- Beautiful rear garden adjoining open fields
- Brick-paved driveway and single garage with rear store
- Close to village amenities
- EPC E, Council Tax Band F



Nestled in the highly sought-after South Cheshire village of Audlem, this beautifully maintained five-bedroom detached residence offers generous accommodation, ample parking space and wonderful gardens. Renowned for its rich history, welcoming community, and array of quaint shops, Audlem is an ideal location for those seeking a village setting with excellent amenities close by. This impressive home occupies a spacious plot and is ideal for families looking for room to grow, entertain, and relax with three versatile reception rooms, making it perfect for modern living.

From the moment you step inside, the home exudes quality and warmth. The ground floor features a welcoming Entrance Hall with beautiful parquet flooring, a cloakroom, spacious Lounge with French doors opening onto the rear garden, separate Dining Room, a well-appointed Kitchen/Breakfast Room, Utility Room, and a bright Family Room with bi-fold doors leading to the garden- seamlessly blending indoor and outdoor living. Upstairs, there are five generous bedrooms, including a Master Bedroom with En Suite Shower Room, along with a stylish, modern Family Bathroom.



For those looking to expand, the property includes a large loft space, offering excellent potential to convert into additional living accommodation (subject to local authority consent), providing an exciting opportunity to further tailor the home to your needs.

Outside, the property is equally impressive. A large brick-paved driveway provides ample off-road parking and leads to a single garage with rear store. The front lawn adds to the curb appeal, while the established rear garden- adjoining open fields- offers a tranquil setting with a lawn, patio area, and a wide variety of mature shrubs, plants, and trees.

This is a rare opportunity to acquire a superb family home in one of Cheshire's most charming villages. Early viewing is highly recommended.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity, water and drainage are available. LPG central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch take the A525 towards Nantwich. After approximately 3 miles turn right signposted Audlem, continue on for approximately 3.5 miles. As you enter Audlem village the property can be found after a short distance on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band F. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH37793 14525



LOUNGE

12' 0" x 20' 0" (3.66m x 6.1m)

DINING ROOM

12' x 12' (3.66m x 3.66m)

KITCHEN

13' 7" x 16' 0" (4.14m x 4.88m)

UTILITY ROOM

5' 8" x 8' 8" (1.73m x 2.64m)

FAMILY ROOM

17' 4" x 15' 8" max 9' 4" min (5.28m x 4.78m)

BEDROOM ONE

12' 1" x 12' 1" (3.68m x 3.68m)

BEDROOM TWO

12' 1" x 10' 3" (3.68m x 3.12m)

BEDROOM THREE

11' 9" x 10' 2" (3.58m x 3.1m)

BEDROOM FOUR

13' 8" x 8' 8" (4.17m x 2.64m)

BEDROOM FIVE

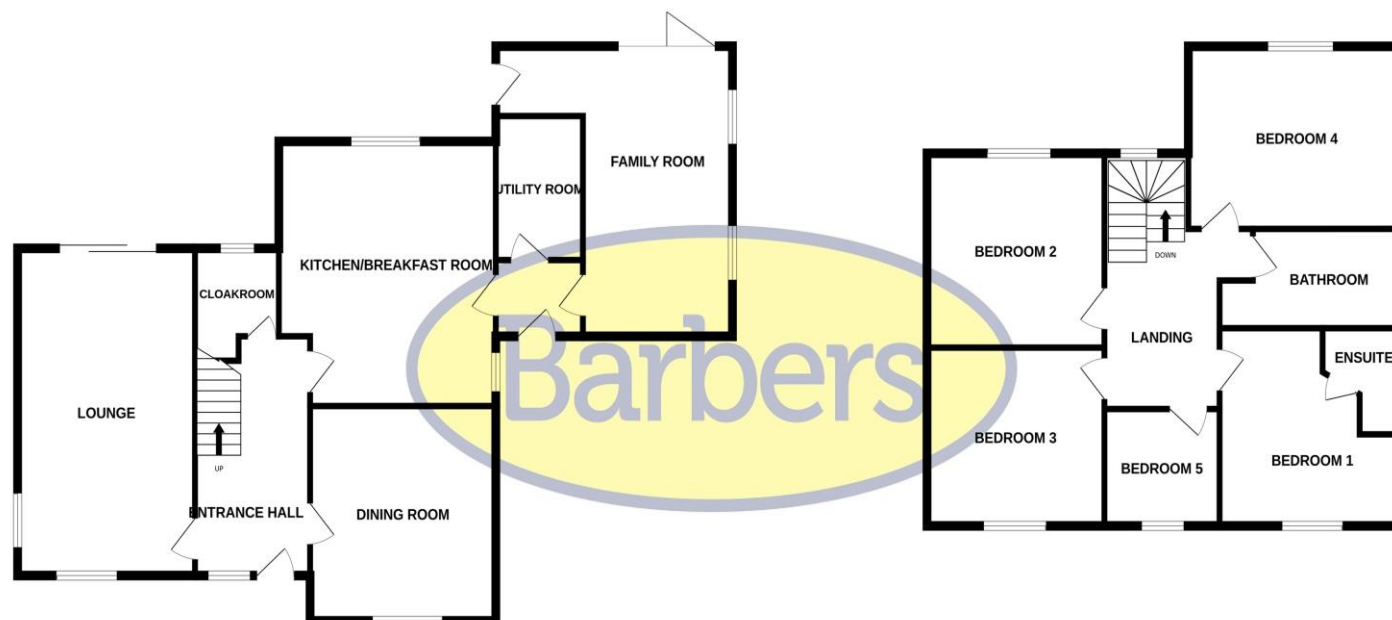
12' 1" x 12' 1" (3.68m x 3.68m)

BATHROOM

10' 1" x 6' 8" (3.07m x 2.03m)

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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WHITCHURCH

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