



'ROSE VILLA' | NANTWICH ROAD | WRENBURY | CHESHIRE | CW5 8EW | OIRO £509,950



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

‘Rose Villa’, Nantwich Road Wrenbury, Cheshire, CW5 8EW

An incredibly charming bespoke architect designed spacious well designed home built in 2004 and blending modernity with charm.

Standing in a discreet position within the heart of the utterly delightful quintessential village of Wrenbury, the sublime double fronted three/four bedroom, two bathroom home deserves prompt attention. The splendid accommodation briefly comprises; Magnificent Entrance Hall with full height ceiling, cloaks/WC, Formal Dining Room, Stunning Kitchen Diner featuring an exacting steel framed & oak casement full height Garden Room with wonderful private garden aspect, Utility Room, Living Room with wood burning stove, Bedroom Four/Office. First floor landing with attractive view of the Hall. Master Bedroom One with Ensuite Bath & Shower Room, Bedroom Two, Bedroom Three, Family Bath & Shower Room. Timber double garage & workshop & extensive gravelled driveway & frontage accessed via small driveway. Magnificent large landscaped rear garden with richly planted shaped borders, extensive paved patio, vegetable patch & wonderful view towards the early 16th century St Margaret's Church.





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time proceed into the village passing the pretty village primary school & turn right by the village shop/post office. The house is reached by a private drive (owned by Rose Villa) next to the village shop.

WRENBURY

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition.

In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMODATION:-

With approximate dimensions, comprises:-

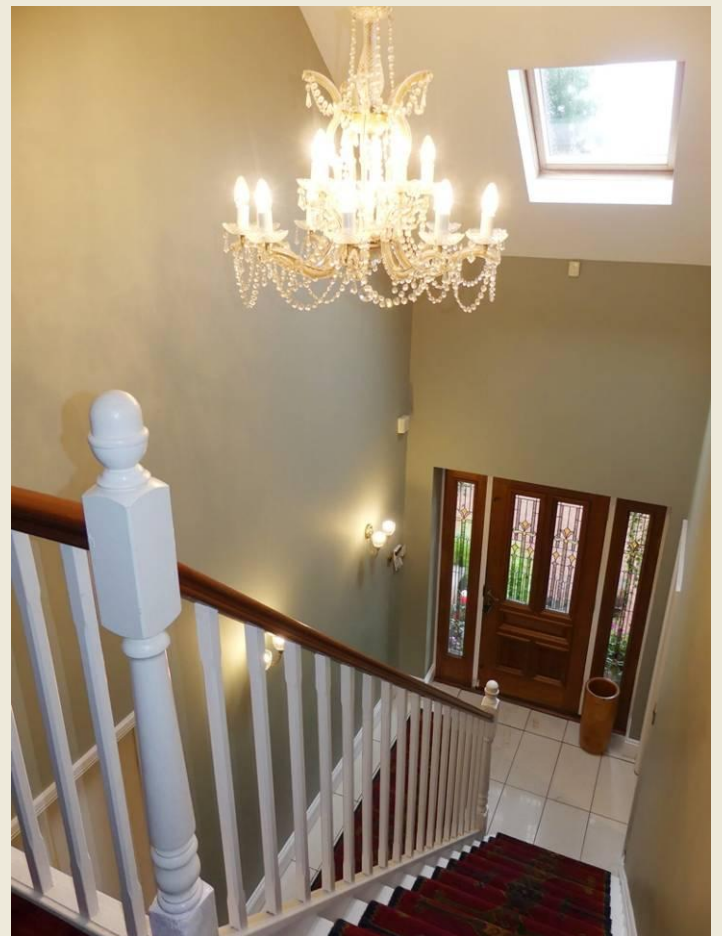
ENTRANCE HALL

An extremely impressive hall with attractive colour leaded inset entrance door, full height ceiling, tiled floor with under floor heating. Stairs rising to the first floor.



CLOAKS/WC

Low Level WC, Wash hand basin & tiled floor.





BEDROOM FOUR / OFFICE

12' 2" x 10' 8" (3.71m x 3.25m) Well proportioned & practically versatile, the pleasant room could be used for a variety of uses. Double glazed window to the front, radiator.

FORMAL DINING ROOM / PLAYROOM

12' 6" x 10' 8" (3.81m x 3.25m) Double glazed window to the front, radiator.

LIVING ROOM

20' 8" x 12' 4" (6.3m x 3.76m) An excellent comfortable well appointed room being the perfect place to relax particularly on winter evenings nestled around the stove.

Double glazed windows to the side & rear with charming view of the garden, radiator, multi fuel stove with a block set hearth, wood floor.





KITCHEN DINER





KITCHEN DINER

17' 6" x 11' 8" (5.33m x 3.56m) A beautiful individually designed light & well appointed space. The Kitchen area itself is comprehensively well equipped with an attractive range of cream coloured wall base & drawer units with pewter effect handles, magnificent granite work surface with 1.5 bowl single drainer sink unit & mixer tap. Generously large central island unit with base cupboards & granite work surface. 'Belling' range style cooker with two ovens, grill & warming drawer, seven burner gas hob over, griddle plate & extractor over. Integrated dish washer, recess for American style fridge freezer, larder cupboard, tiled floor with underfloor heating. Door to Utility Room & open to the stunning Dining family area.



DINING FAMILY ROOM

12' 8" x 10' 8" (3.86m x 3.25m) An exacting addition to the charming property. Steel frame & oak casement structure with full height vaulted ceiling with full height picture windows with sublime garden vista, tiled floor with underfloor heating. French doors leading to the garden. The room is ideal for relaxing & entertaining.

UTILITY ROOM

6' 8" x 5' 8" (2.03m x 1.73m) Fitted with wall, base & drawer units, work surface with inset single drainer sink unit, 'Worcester' oil fired central heating boiler, recess for washing machine, door to the side.

FIRST FLOOR LANDING

An impressive & elegant galleried landing, radiator, sky light, airing cupboard.



MASTER BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m) Boasting an outstanding rear garden view. Radiator, double glazed window.



DRESSING ROOM

Double glazed window to the side, range of full height hanging rails & shelving.

EN SUITE BATH & SHOWER ROOM

11' 0" x 6' 4" (3.35m x 1.93m) Well appointed & fitted with panel bath, separate shower cubicle, wash hand basin, low level WC, tiled walls & floor, sky light, radiator.





BEDROOM TWO

14' 2" x 10' 8" (4.32m x 3.25m) Double glazed window to the front, radiator, wardrobe.

BEDROOM THREE

12' 4" x 11' 4" (3.76m x 3.45m) Double glazed window to the front, radiator.

BATH & SHOWER ROOM

12' 0" x 10' 8" (3.66m x 3.25m) Light & spacious and fitted with roll top free standing bath, separate corner shower cubicle, (fully tiled where visible) wash hand basin, low level WC, radiator, double glazed window to the side, sky light, tiled floor.







EXTERIOR

The beautiful property enjoys the most wonderful large mature gardens, presented in a parkland style, with large lawns, richly stocked & shaped borders featuring Phlox, Roses & Hydrangeas etc.

A generous paved patio allows for relaxing & entertaining in the most wonderful setting with an aspect towards the stunning village church. Vegetable plot to the rear of the garden with raised beds.

Timber double garage & workshop to the front of the property with power & light.

Oil storage tank. Wrought iron railings & gate with rose arch over.

EPC RATING: D

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Oil fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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MARKET APPRAISAL

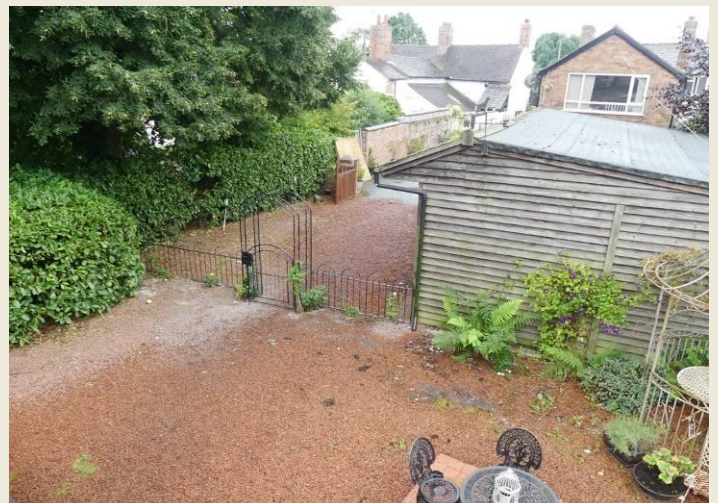
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FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

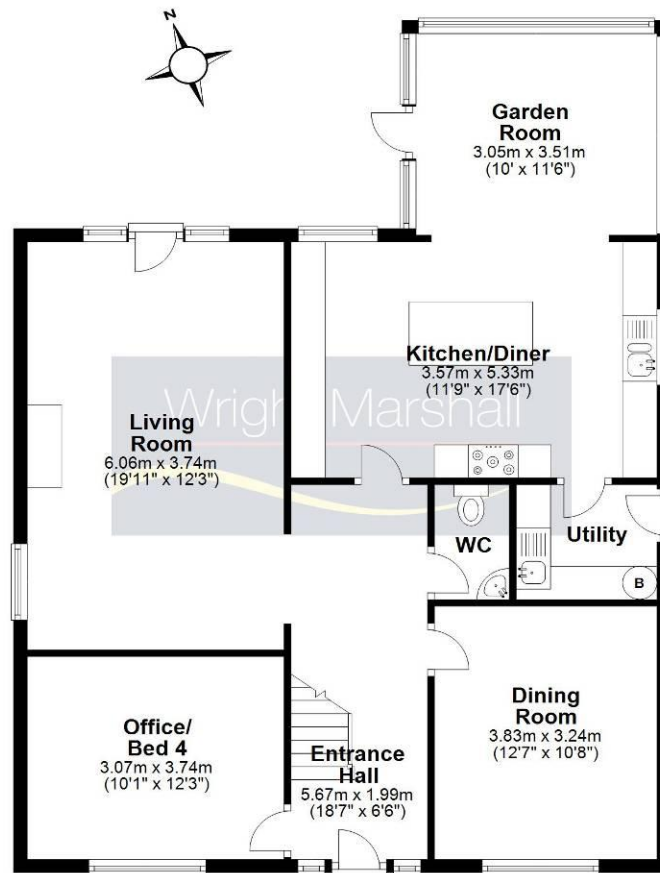
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Ground Floor

Approx. 96.3 sq. metres (1036.4 sq. feet)



First Floor

Approx. 85.5 sq. metres (920.6 sq. feet)

