



Woodbine House, 148 Crewe Road

ST7 2JA

Offers In Excess Of £450,000



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STEPHENSON BROWNE

Stephenson Browne are proud to present Woodbine House, a unique, luxurious and exquisite DETACHED family home on the ever popular Crewe Road. Featured in a variety of interior magazines, including Real Homes, this beautiful property is of the Victorian era therefore boasts a range of period features throughout whilst offering hugely spacious accommodation, including FIVE BEDROOMS and a garage conversion giving you a potential to create a self contained two storey annexe!

To the front of the property you are welcomed via a newly surfaced gravel driveway, giving you invaluable off road parking, and recessed front door porch. Internally the property has been updated, modernised and improved by it's current owners which allows it to showcase an excellent balance of old and new. You enter into the grand hallway, and are greeted by Victorian Minton original tiled flooring, intricate ceiling roses, cornices and stained glass inserts to the wood front door. Those traditional features continue in other aspects of the property, including the generous lounge and front two reception rooms, both of which host stunning feature fireplaces. The kitchen has been completely remodelled and opened up to create a kitchen/dining/family area full of wonderfully distinctive attributes such as black marble working surfaces, an eye catching family table booth and bi-fold doors stretching along the rear opening to the back garden. Located via this room is the converted garage rooms we mentioned earlier, offering an additional generous reception to the ground floor and a great sized double bedroom above. Subject to relevant regulations, this could be a perfect separate annex for a guest suite or teenager.

Upstairs is an open landing with a spectacular stained glass window overlooking the space, two impressive double bedrooms as well as two single bedrooms, three of which are home to original Victorian fireplaces. You will also find a fabulous family bathroom with freestanding bath central...

...to the room and a useful separate WC.

Completing the family home is the family sized garden, with laid to lawn and boxed soil beds home to a range of decorative plants and flowers.

We could talk about Woodbine House all day, with it's high ceilings, fantastic décor and immense charm it is certainly a property that stands out amongst the rest. Residing just a short walk away from the centre of Alsager town and it's amenities, as well as being in catchment areas for the well-renowned local schools it is a premium home in a prime location. Viewings come highly recommended in order to appreciate it's true size, quirks and characteristics. Call Stephenson Browne today!!

NB: Tenure

We have been advised that the property tenure is LEASEHOLD. Known as a GOOD LEASEHOLD, we have been advised there are no costs payables however we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Hallway

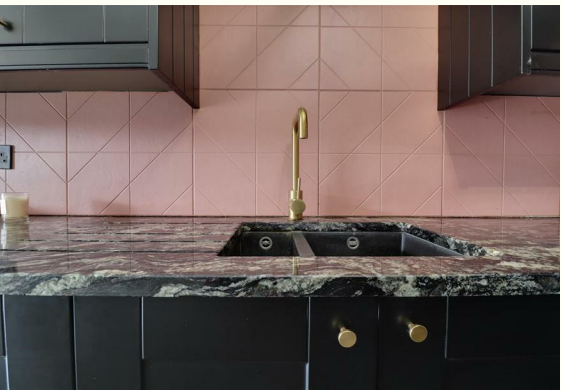
Enjoying original tiled flooring, high ceilings with ceiling rose and coving, single pendant light fitting, dado rail, radiator, window to side elevation, stairs to first floor with wooden spindle balustrade, door located under the stairs providing access to the cellar, and doors to all other first floor rooms including...

Dining Room

15'1" (into bay) x 11'10" (4.608 (into bay) x 3.627)
A brilliantly spacious reception room hosting a large bay window to front elevation, feature fireplace with decorative surround and tiled hearth, coving to the ceiling, single pendant light fitting, ceiling rose, dado rail, wood flooring and radiator.

Snug/Office

11'11" x 10'1" (3.639 x 3.087)
With original fireplace having a decorative surround and tiled hearth, coving to the ceiling, picture rail, dado rail, fitted carpet, large window to front elevation, radiator and single pendant light fitting.





Lounge

14'10" x 14'0" (4.530 x 4.270)

Having two windows to side elevation, fitted carpet, coving to the ceiling, ceiling rose with single pendant light fitting, ample sockets, radiator

Kitchen Diner

21'5" x 11'11" (6.545 x 3.640)

Comprising of a range of contemporary wall, base and drawer units with black marble working surfaces over, integral sink with drainer etched into the work top as well as other integrated appliances such as: fridge freezer, high level oven, four point electric hob, high level microwave, dishwasher and washing machine. The kitchen hosts a unique table booth with wood panelled surround, fitted table with marble effect top and gold edging, fitted seating, power sockets and single pendant light fitting over. Other features include tiled flooring throughout, radiator, coving to the ceiling, single pendant light fitting, ample sockets, door to storage cupboard and open plan with...

Family Room

19'8" x 6'3" (6.019 x 1.908)

Having a continuation of tiled flooring, two single pendant light fittings, double UPVC bi-fold double glazed doors opening onto the rear garden, door accessing the lounge and door to...

Playroom

15'7" x 12'11" (4.759 x 3.956)

With fitted carpet, single pendant light fitting, ample sockets, window to front elevation, door opening to the garden, stairs to the first floor and under stairs storage space, currently used as a puppet theatre by the owners.

Bedroom Five/Guest Room

15'7" x 14'9" (4.773 x 4.513)

A superb additional bedroom with three windows to front, side and rear elevations, fitted carpet, single pendant light fitting, hatch into loft storage, radiator and ample sockets. Combined with the downstairs reception room, this handy space could be a brilliant annex for a guest suite subject to relevant alterations.

Landing

A spacious open landing with large stained glass window to side elevation, allowing the natural lighting to flood the entire space, with intricate coving to the ceiling, ceiling rose with single pendant light fitting, fitted carpet, dado rail, wall mounted light fitting and doors to all first floor rooms, such as:

WC

5'11" x 3'5" (1.817 x 1.058)

Having a low level WC, wall mounted corner sink, picture rail, part tiled walls, marble effect tiled floors, single pendant light fitting and sash window to rear elevation.

Master Bedroom

15'4" x 11'10" (4.683 x 3.628)

A sizeable master bedrooms with original Victorian feature fireplace, coving to the ceiling, fitted carpet, ample sockets, ceiling rose, single pendant light fitting and two windows to front elevation.

Bedroom Two

14'11" x 12'0" (4.569 x 3.672)

An equally well proportioned double bedroom with fitted carpet, single pendant light fitting, ceiling rose, window to front elevation, original Victorian feature fireplace, ample sockets and coving to the ceiling.

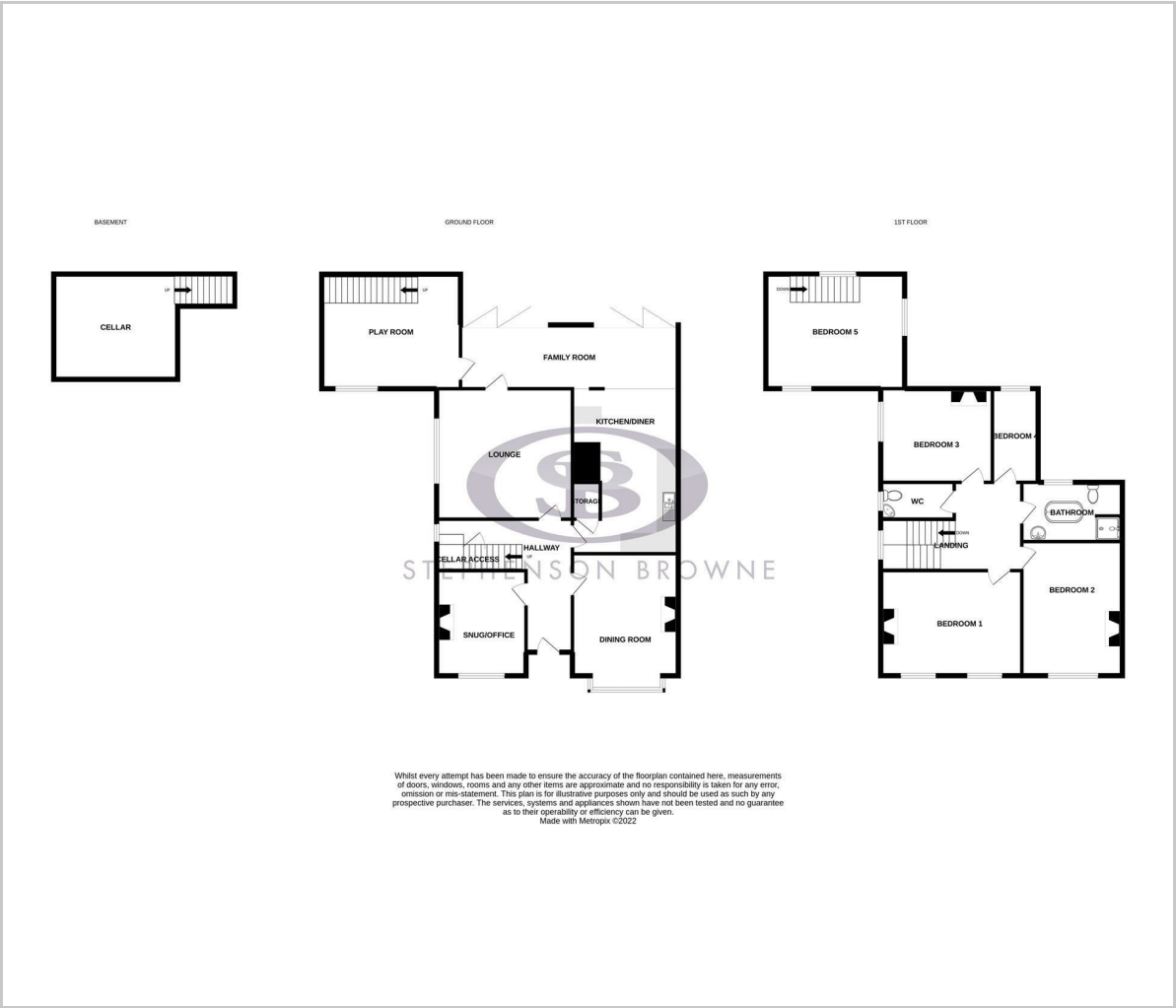
Bedroom Three

9'7" x 9'5" (2.927 x 2.878)

A good size single bedroom with original Victorian feature fireplace, fitted carpet, single pendant light fitting, coving to the ceiling, window to rear elevation and ample sockets.



Floor Plan



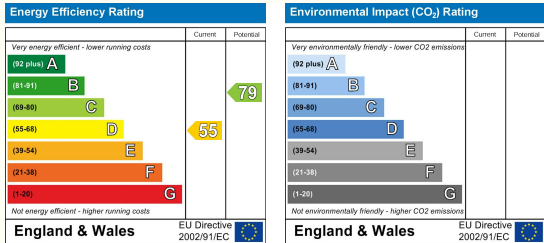
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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