



FOR SALE

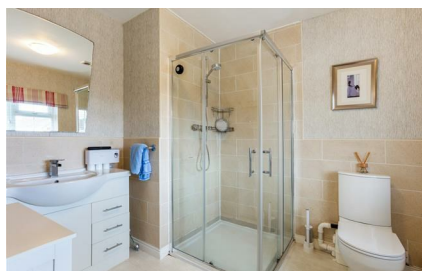
Price Guide £475,000

48 Sheppenhall Grove, Aston, Nantwich, CW5 8DF

An impressive modern family home, that has been extended and remodelled to provide incredibly spacious and flexible accommodation, set in a popular village location with lovely countryside views.



MILEAGES: Nantwich 4 miles, Whitchurch 6 miles, Nantwich 4 miles, Crewe is 10 miles. All mileages are approximate.



- **Stunning open plan L shaped kitchen/breakfast/family/dining room**
- **Principle bedroom with en suite**
- **4 further bedrooms, an office and family bathroom**
- **Private Driveway**
- **Rear gardens with wonderful countryside views**
- **No onward chain**

DIRECTIONS

From Nantwich, proceed towards Whitchurch along Shrewbridge Road (A530) past Nantwich Lake, upon reaching Aston crossroads, turn left into Sheppenhall Lane and the second left into Sheppenhall Grove, proceed along this road and bear to the left, where the property is situated on the right hand side.

SITUATION

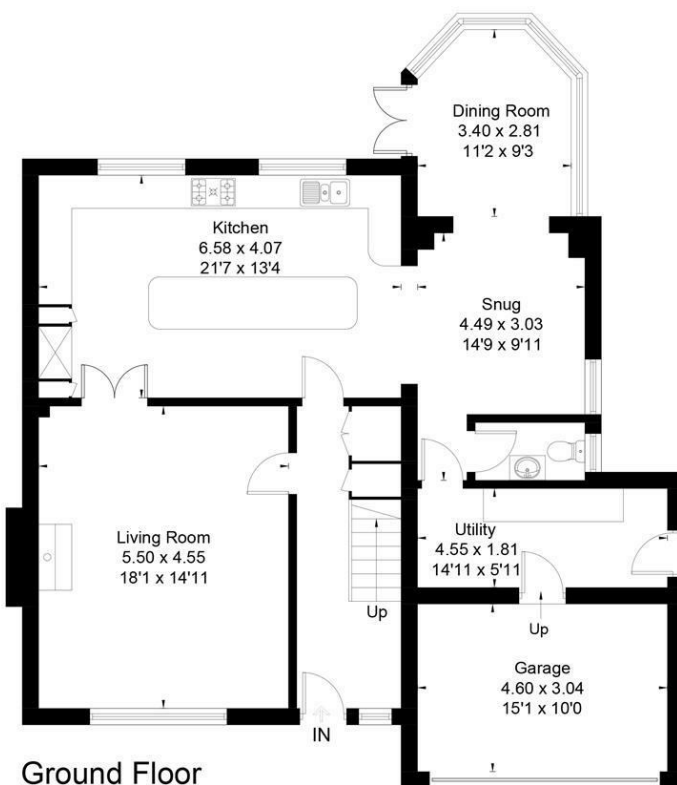
Located within the village of Aston, Sheppenhall Grove forms a selection of detached properties. The village of Aston has a cricket club and The Bhurtpore Inn, which is renowned for its real ale and quality food and is approximately ½ mile distance. Wrenbury (2 miles) has its own doctor's surgery, railway station, Post Office, general store and primary school, with secondary schools in Nantwich, Whitchurch and Malpas. Private schools in the area include the Kings School, Queens School, The Grange in Northwich and Abbey Gate College in Saughton.

Nearby, Nantwich is a charming market town set beside the River Weaver, with a wide range of bars, restaurants, high street and speciality shops, and several supermarkets.

Despite its rural setting, the property has excellent transport links, with easy access to the North West, North Wales and the Midlands through Cheshire's network of major trunk routes and the M6 motorway. There are local and intercity rail services from Wrenbury and Nantwich, and mainline services to London Euston taking approximately 90 minutes from Crewe.



Approximate Floor Area = 218.7 sq m / 2354 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83795

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



DESCRIPTION

A substantial modern family home that has been updated and remodelled by the current owners over the last 5 years. The property is well presented throughout and has the most amazing kitchen that flows through to a family room/snug and dining area beyond. The main reception room is well portioned with a feature fireplace with timber surround and tiled hearth. On the first floor there is a principle bedroom with en-suite facilities, 4 further bedrooms and an office.

The property is of brick construction under a tiled roof and historically has undergone a substantial two storey extension to the side and rear, which many of the vendors within the development have undertaken.

ACCOMMODATION

ENTRANCE HALL

Giving access to the living room and kitchen. Stairs leading to the first floor. Bespoke push storage under the stairs.

LIVING ROOM

Located to the front of the property, a great entertaining room, with open fireplace and double doors leading to the kitchen.

KITCHEN/BREAKFAST/FAMILY/DINING ROOM

A spectacular kitchen, the hub of the home which leads onto a family room/snug and then a dining area in the rear, insulated garden room/conservatory. The kitchen comprises a range of wall and base units, oak work surfaces, large breakfast bar, soft close drawers and cupboards, black ceramic one and a half bowl sink, space for an American style fridge/freezer, a 3-oven range style cooker with 5 ring induction hob, integrated microwave and dishwasher, 2 pantry cupboards and 3-meter-wide pan drawers. A door leads from the dining area to the rear patio and garden beyond.

UTILITY ROOM

Range of wall and floor units, space for tumble dryer and washing machine. Stainless steel sink, access to outside and garage.

GUEST WC

Built in vanity unit.

STORAGE ROOM/GARAGE SPACE

Power and light points, roller garage door.

FIRST FLOOR LANDING

PRINCIPLE BEDROOM

With built in wardrobes and updated en suite shower room with walk in shower.

BEDROOM TWO

Has been split to create an office space (that could quite easily be converted to a further en suite).

BEDROOM THREE

Wardrobes and lovely views over the gardens and countryside beyond.

BEDROOM FOUR

Views to the rear the gardens and countryside beyond.

BEDROOM FIVE

Views to the rear the gardens and countryside beyond.

FAMILY BATHROOM

Bath, separate shower, wash basin, WC and partly tiled.

OUTSIDE

Externally, there are gardens to the front, ample parking for up to four vehicles, within the driveway and to the rear, there is a patio and lawned area, enjoying a delightful aspect over rolling countryside.



GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. There is oil fired central heating with the boiler being replaced approx. 5 years ago. None of these services have been tested.

COUNCIL TAX

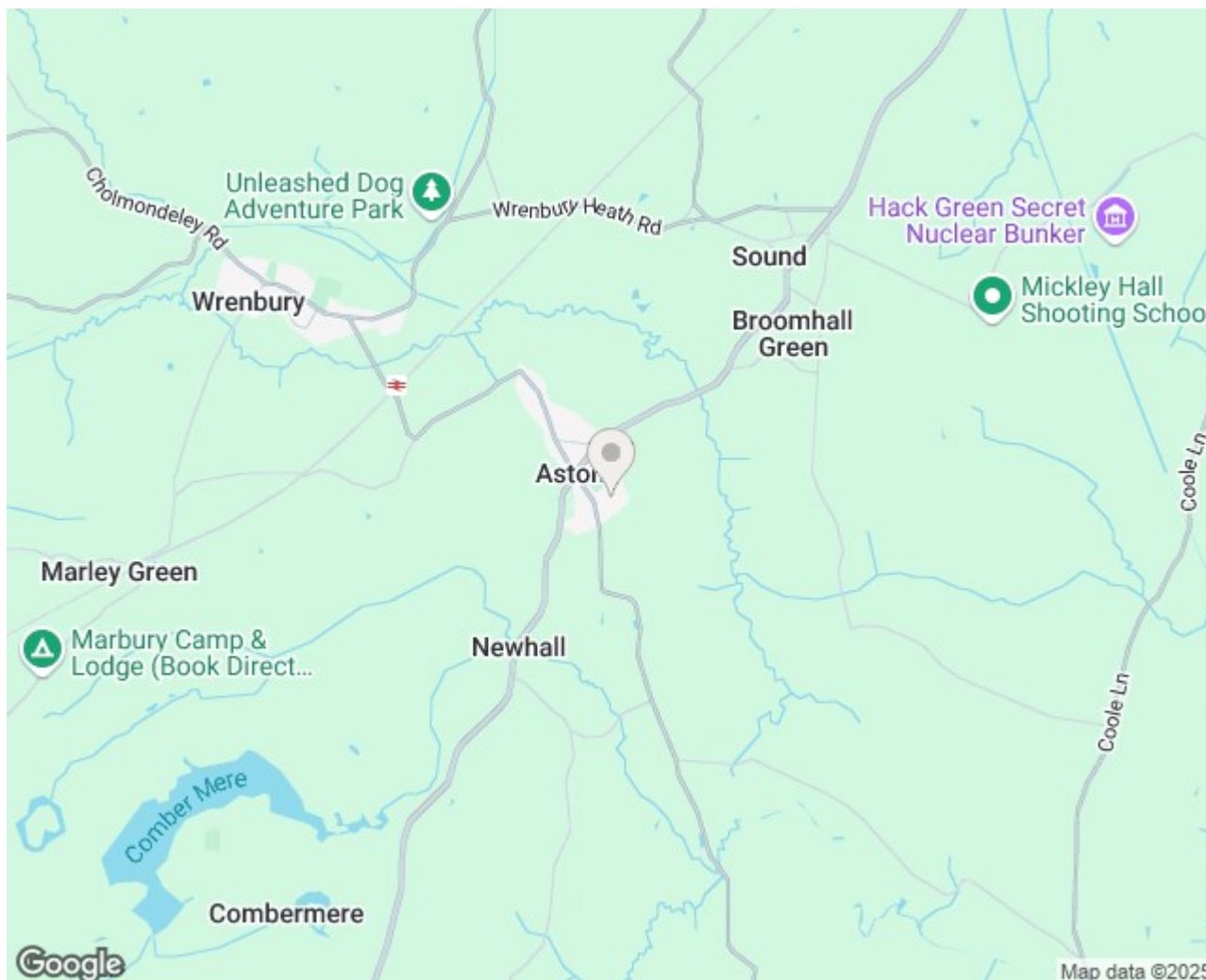
The property is currently showing as Council Tax Band F. Please confirm the council tax details via Cheshire East on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire
SY1 1QJ. Tel: 01743 236444. Email:
shrewsbury@hallsgb.com

FOR SALE

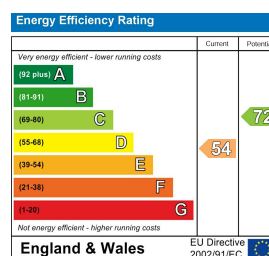
48 Sheppenhall Grove, Aston, Nantwich, CW5 8DF



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.