

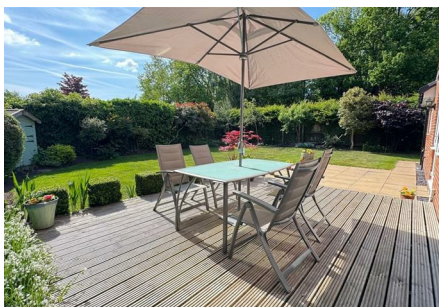


FOR SALE

Offers in the region of £480,000

11 Warwick Gate, Aston, Nantwich, CW5 8DY

A delightful modern family with spacious and well laid out accommodation of just under 2,000 sq ft, set in a popular village location between Nantwich and Whitchurch.





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



- Open plan kitchen/breakfast/family room
- Principle bedroom with en suite bath and shower
- Sought after location
- Private Driveway
- Double garage
- Rear west facing gardens

## DIRECTIONS

From Nantwich, proceed towards Whitchurch along Shrewbridge Road (A530) past Nantwich Lake, upon reaching Aston, Warwick Gate can be found on the right hand side.

## SITUATION

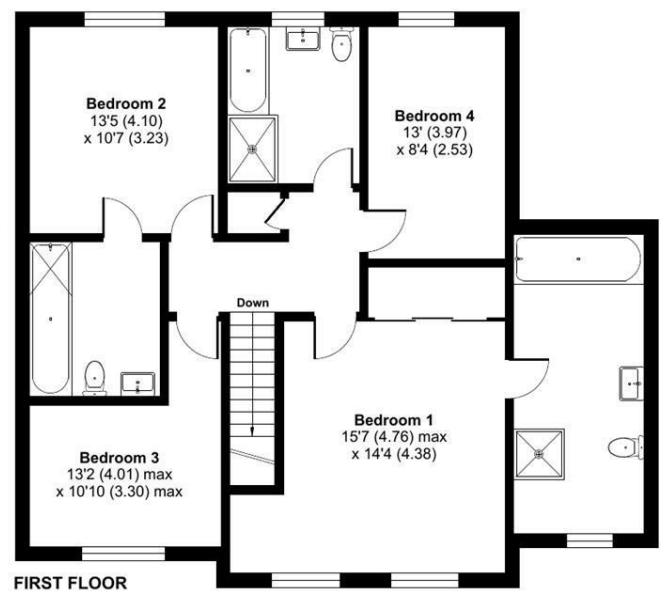
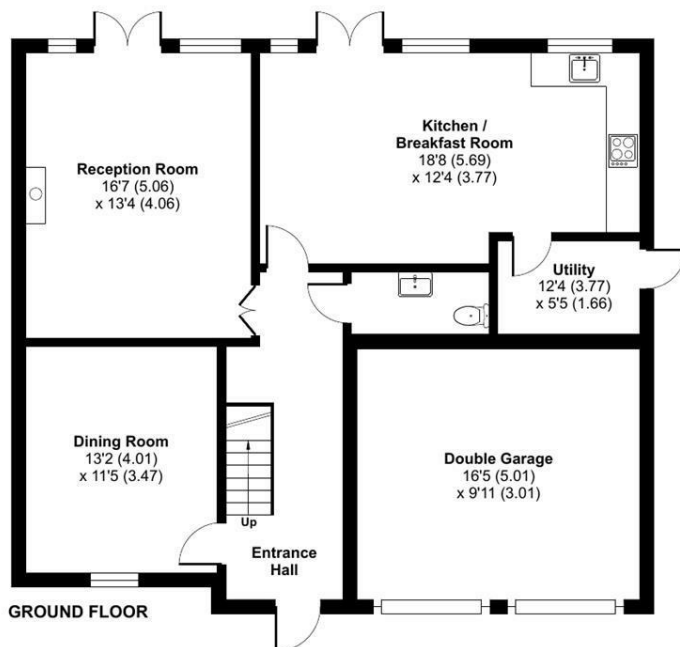
Located within the village of Aston, Warwick Gate is on a small exclusive development. The village of Aston has a cricket club and The Bhurtport Inn now named "The Burty", which is renowned for its real ale and quality food and is approx. ½ mile distance. Wrenbury (2 miles) has its own doctor's surgery, railway station, Post Office, general store and primary school. As well as Wrenbury primary education is available at Sound 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. Nantwich is 4 miles away, whilst the larger business centre of Crewe is 10 miles, with fast intercity railway network (London Euston 90 minutes, Manchester 40 minutes) and the M6 motorway (junction 16).



Approximate Area = 1852 sq ft / 172 sq m  
 Garage = 240 sq ft / 22.3 sq m  
 Total = 2092 sq ft / 194.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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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



4 Bedroom/s



3 Bath/Shower  
Room/s



## DESCRIPTION

A spacious 4 bedrooomed property that has wonderfully well laid out accommodation for the modern family. The property is well presented throughout and has a superb kitchen/breakfast/family room with French doors leading to the rear patio. The main sitting room is well portioned with a feature fireplace with inset log burning stove. French doors from here lead to the rear decked area. There is a further reception room that is currently used as a dining room that over looks the front of the property. Completing the accommodation on the ground floor is a utility room and guest WC. On the first floor there is a principle bedroom with en suite facilities and built in wardrobes, bedroom 2 with en suite facilities and 2 further double bedrooms.

The property is of brick construction set under a tiled roof and was completed in 2006

## ACCOMMODATION

### ENTRANCE HALL

Giving access to the sitting room, dining room, WC and kitchen to the rear. Stairs leading to the first floor.

### SITTING ROOM

Located to the rear of the property, a great entertaining room, with open fireplace and wood burning stove. Doors to the garden.

### OPEN PLAN KITCHEN LIVING AREA

A lovely kitchen, the hub of the home which has space for a dining and family area. The kitchen comprises a range of wall and base units, granite work surfaces, drawers and cupboards, ceramic 1 ½ bowl sink, built in fridge/freezer, range style cooker with extractor over, and an integrated dishwasher. A door leads through to the:-

### DINING ROOM

Overlooking the front of the property.



## UTILITY ROOM

With space and plumbing for a washing machine and tumble dryer. Stainless steel sink unit and drainer. Access to outside.

## GUEST WC

With low level WC.

## FIRST FLOOR LANDING

## PRINCIPAL BEDROOM

With built in wardrobes.

## EN-SUITE BATHROOM

With low level WC, two pedestal wash hand basins, a tiled surround bath and separate shower cubicle.

## BEDROOM TWO

A good size bedroom over looking the rear gardens.

## EN-SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin and shower cubicle.

## BEDROOM THREE

## BEDROOM FOUR

## BATHROOM

With tiled floor and comprising a low level WC, pedestal wash hand basin, panelled bath and separate shower cubicle.

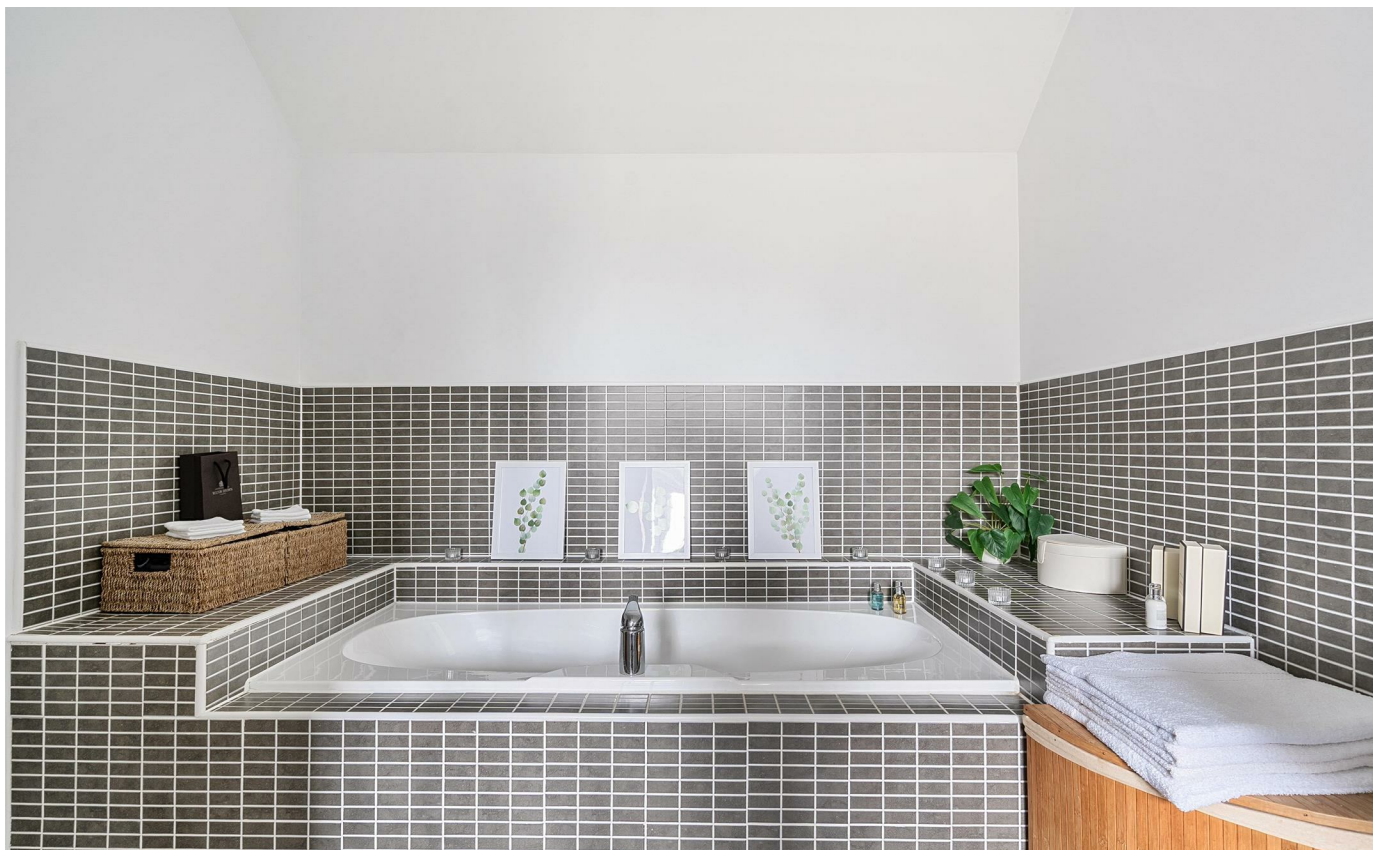
## OUTSIDE

To the front of the property, there are lawned areas either side of the driveway, ample parking for circa four vehicles. To the rear there are lovely south westerly facing private gardens, a patio, a decked area and lawns that wraps around to the side of the property.

## DOUBLE GARAGE

## GENERAL REMARKS





### **FIXTURES AND FITTINGS**

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

### **TERMS OF LEASE**

Start date - 1st January 2006

981 years remaining

Ground Rent - yes

### **SERVICES**

Mains water, electricity and drainage are understood to be connected. There is oil fired central heating. 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 Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.

Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

FOR SALE

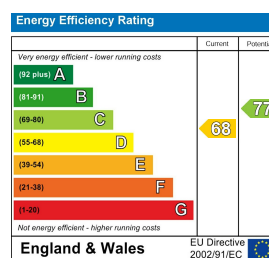
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@halls.gb.com



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