



I Grove Cottages

Chester Road, Acton, Nantwich, CW5 8LD

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Offers Over - £500,000

A beautifully renovated three bedroom cottage nestled in one of Cheshire's most sought after locations. Set on a generous plot, the home boasts private gardens, a gated driveway, a spacious double carport, and a detached garage.

Inside, the accommodation has been thoughtfully upgraded by the current owners, featuring stylish fixtures and high quality fittings throughout, particularly within the kitchen, bathroom, and shower room. The ground floor offers a bright and expansive open plan lounge and dining area, a contemporary fitted kitchen, and a convenient WC. Upstairs, the landing leads to three well proportioned bedrooms, one with an en suite bathroom, as well as a modern three piece shower room.

Outside, the gated driveway provides ample off road parking, extending to a large double carport and neatly lawned garden. Additional parking and a garage are located at the rear of the property, enhancing practicality and appeal.

LOCATION

Set within the idyllic Cheshire countryside, Acton is a highly sought after village just moments from the historic market town of Nantwich. Rich in heritage and charm, the area boasts landmarks such as St Mary's Church and the magnificent Jacobean Dorfold Hall, offering a unique blend of character and tranquillity. Properties here benefit from generous plots, scenic views, and a peaceful rural atmosphere, while still enjoying excellent connectivity to local amenities, schools, and transport links. With its closeknit community, picturesque surroundings, and timeless appeal, Acton presents a rare opportunity for buyers seeking a refined countryside lifestyle with the convenience of town living close by.





ACCOMMODATION

Open porch with an inner door through to the lounge/dining room.

SITTING/DINING ROOM

A large open plan sitting/dining room having windows to front, beautiful exposed beamed ceiling, stairs to the first floor landing, door through to the kitchen.

KITCHEN

Fitted with a range of wall, base and drawer units, part granite and part timber worksurfaces, preparation island with a single drainer sink unit, Range cooker,

extractor above, space for an American style fridge freezer, further single drainer sink unit set in a unit with a plumbing point for a washing machine beneath, built in cupboards, beamed ceiling, tiled flooring, windows to side and rear, door access to outside.

WC

Back to the wall WC and integrated was hand basin, window to side.



FIRST FLOOR LANDING

Skylight window, beamed ceiling.

BEDROOM 1

Window to front, radiator, walk in wardrobe and connecting door to the en suite bathroom.

EN SUITE BATHROOM

Double ended, roll top bath with central mixer tap and hand held shower head over, WC and wash hand basin, part tiled walls, window to front.

BEDROOM 2

Windows to side and rear, radiator, beamed ceiling.

BEDROOM 3

Window to front, radiator.

SHOWER ROOM

Shower base tray and shower screen, mains shower, WC and vanity wash hand basin with a tiled splash back additional storage cupboards and mirror above, part tiled walls.



OUTSIDE

On approach from Chester Road there is gated driveway parking which provides ample off road parking and leads to a double carport with power and light. Additionally, there is a garage towards the rear of the plot.

GARDEN

The gardens are laid to lawn to the front of the property and screened from the roadside. Pedestrian access to the rear boundary which extends to additional parking space with separate vehicle access from Chester Road.

LAND

The plot extends to approximately 0.34 acres.

SERVICES

Water, electric, mains sewage.

COUNCIL TAX

D

EPC

TBC

DIRECTIONS

Sat Nav – CW5 8LD

What3words - ///polar.bubble.elephant

APPROXIMATE DISTANCES

Nantwich train station – 1.7 miles

Liverpool airport – 34 miles

Manchester airport – 37.8 miles





VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

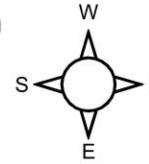


DISCLAIMER

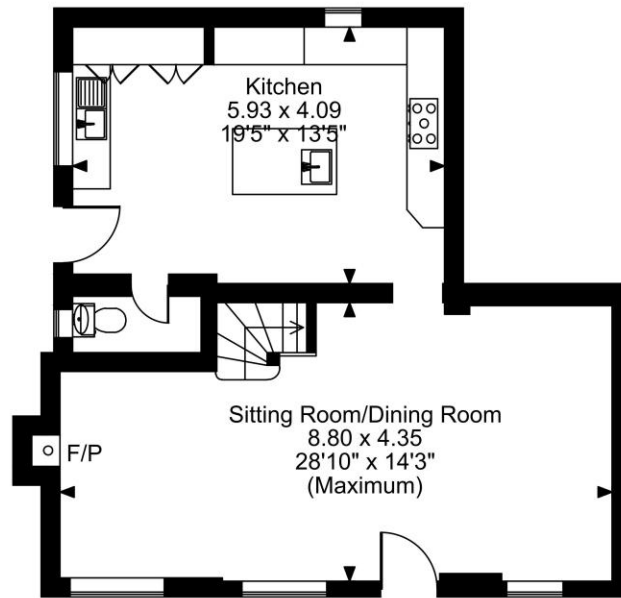
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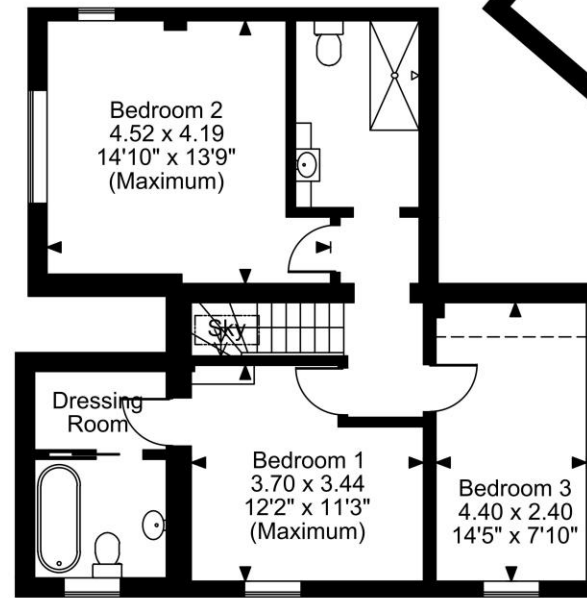
Grove Cottages, Chester Road, Acton, Nantwich
Approximate Gross Internal Area
Main House = 1334 Sq Ft/124 Sq M
Garage & Carport = 583 Sq Ft/54 Sq M
Total = 1917 Sq Ft/178 Sq M



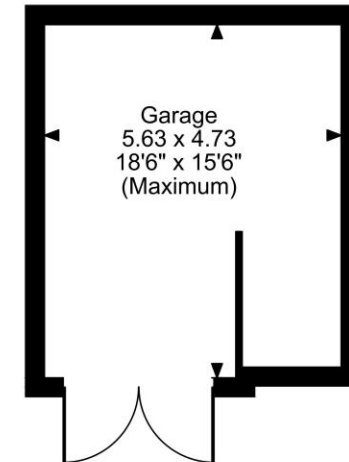
Car Port
 7.26 x 3.83
 23'10" x 12'7"



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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