



'THE GABLES' | WRENBURY HEATH ROAD | WRENBURY | CHESHIRE | CW5 8EQ | OFFERS OVER £625,000



‘The Gables’,

Wrenbury Heath Road, Wrenbury, Cheshire, CW5 8EQ

Occupying an outstanding position on the outskirts of a popular village approx 5 miles outside Nantwich. Boasting fine majestic views over fields to the front, being particularly attractive from the master bedroom balcony.

The individually designed bespoke five bedroom, three bathroom detached executive style family size house offers immense space throughout, extending to approx 2700 sqft with well appointed, versatile & family friendly accommodation. Briefly comprising: entrance Hall with full height ceilings, Lounge (25'1" max), Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Cloakroom, WC, Sitting room/Office, Attached Single Garage.

Gated and paved extensive driveway with richly planted borders.

Charming lawned rear garden with specimen shrubs, paved patio and ornamental pond.

UPVC double glazing and oil fired central heating.

VIEWING IS IMPERATIVE TO FULLY APPRECIATE THE EXACTING COUNTRY RESIDENCE





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the roundabout. Turn left into Shrewbridge Road, proceed over the level crossing & at the junction with the Whitchurch Road, turn right passing the lake. Continue past Sound Primary School & turn right. At the staggered junction proceed ahead (signed Wrenbury) & continue along Wrenbury Heath Road. The property will then be observed as the second property on the right hand side, just past the junction with 'South View' & Woodcotthill Lane.

WRENBURY

The outstanding village of Wrenbury with its black & white listed buildings and quaint Village Green 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 is one of only 5 villages in the North West & the only 1 in Cheshire to be included in the Sunday Times 'Best Villages in the UK' editorial, and 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 Medical Centre & Dispensary, a local Railway Station, great pubs, Primary School, bowling green, tennis courts & there is also the magnificent St Margaret's Church dating back to the 16th Century. There is a pretty canal with marina, chandlery & a 1790 Thomas Telford designed bridge.

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 ACCOMMODATION:-

With approximate dimensions, comprises;

CANOPIED ENTRANCE PORCH

Open porch with window to the front & courtesy sensor lantern light.

ENTRANCE HALL

Highly attractive entrance door. Recessed ceiling spotlights & impressive vaulted ceiling. UPVC double glazed window to the front elevation. Highly attractive tiled flooring. Stairs rising to the first floor with under stairs cupboard.





LOUNGE





LOUNGE (25'1" x 13'6")

An outstanding spacious and elegant room with a superb open vista to the front. Two radiators. Two ceiling light points and roses. Large UPVC double glazed windows to box bay to the front. TV and telephone points. Brick & Oak fireplace with LPG 'log effect' stove (being remote controlled working from 2 auto-change LPG cylinders fitted externally) upon raised hearth. Ceiling coving. Double opening part glazed doors to the formal dining room. (Note: solid oak floor beneath the carpet).

FORMAL DINING ROOM (15'1" x 13'6")

Ceiling light point and rose. Recessed ceiling spotlights. Radiator. Ceiling coving. Double opening French doors to the conservatory. Door to the kitchen diner. (Note solid oak floor beneath the carpet).



CONSERVATORY (GARDEN / GAMES ROOM) (17'4" x 21'6")

An outstanding addition to the expansive property providing ample and versatile space with a pleasant outlook over the rear garden. Ceiling light point. UPVC double glazed windows and French doors to the rear. Tiled floor. Three wall light points. Door to the breakfast kitchen. Door to the Utility Room.





BREAKFAST KITCHEN





BREAKFAST KITCHEN (15'1" x 18'6")

Well appointed and being comprehensively equipped with a highly attractive range of solid Oak wall, base and drawer units & granite effect work surfaces with 1.5 bowl inset ceramic sink unit. Island unit with solid granite work surface. There is extensive cupboard storage combined with glazed and lit wall mounted display cupboards, plate rack and wine racks. 'Rangemaster' cooker with 5 ring ceramic hob & double oven with chimney style extractor canopy over. Part tiled walls. Recessed ceiling spotlights. UPVC double glazed window to the side. Tiled floor. Inset for TV. TV & telephone points. Under unit work top lighting. Radiator. Recess for American style fridge freezer. Integrated 'Neff' dishwasher. Door to the Utility Room.

UTILITY ROOM (11'6" x 10'6")

Fitted with a range of base level shaker style cupboards with granite effect work surfaces and inset stainless steel sink unit. Integrated 'Neff' washing machine. Integrated 'Knight CP' tumble dryer. Space for an additional appliance eg fridge / freezer. Larder unit. Ceiling light point. Part tiled walls. UPVC double glazed window to the rear. Quarry tiled floor. Radiator. Door to the Conservatory. Door to the garage.

CLOAKROOM

Ceiling light point. Coat hooks. Door to the WC.

WC

Low level WC. Pedestal wash hand basin. Ceiling light point. Radiator. UPVC double glazed window. Part tiled walls. Tiled floor. Electrical consumer unit.





SITTING ROOM / HOME OFFICE (13'1" x 12'2")

Enjoying a super outlook to the front over fields, the versatile room features ceiling coving, UPVC double glazed windows to the front and side. Recessed ceiling spotlights. TV point. Radiator.

GALLERIED FIRST FLOOR LANDING

Boasting a magnificent vista through the UPVC double glazed window to the front. Recessed spotlights. Radiator. Built in storage cupboards including a double sized airing cupboard with 'Megaflow' pressurised hot water system & independent electric hot water immersion heater & also the central heating and hot water programmer. Loft access via a substantial aluminium drop down ladder leading to excellent storage space with light point. Note: The loft has been professionally boarded & is fitted with 3 light points and power.



MASTER BEDROOM ONE (21'7" x 13'6")

An utterly delightful spacious room with a wonderful rural outlook over fields to the front. Built in wardrobe. Recessed ceiling spotlights. An impressive range of fitted wardrobes and cupboards. Telephone and TV points. Radiator. UPVC double glazed double opening doors to the front with side panes which lead to the balcony which takes in superb views. Door to the en-suite shower room.

ENSUITE SHOWER ROOM (3'11" x 8'9")

Immaculately appointed with low level WC, wash hand basin with mixer tap upon an attractive white gloss cupboard unit. Tall chrome ladder radiator/towel rail. Fully tiled walls. UPVC double glazed window to the side. Wall mounted mirror with shelving featuring low voltage downlights and a fixed razor point. Recessed ceiling spotlights. Double shower with sliding door and mains 'Aqualisa' thermostatically controlled mains shower.







BEDROOM TWO (15'1" x 12'2")

An excellent size double room with ceiling light point. UPVC double glazed windows to the side and rear. Radiator. TV & telephone points. Range of freestanding mirror fronted wardrobes with shelving. Door to the 'Jack & Jill' Shower Room.

BEDROOM THREE (13'1" max x 12'2")

Two ceiling spot lights & ceiling light point. Radiator. UPVC double glazed window to the front elevation. Range of fitted wardrobes with inset dressing table. T.V. & telephone points. Door to the 'Jack & Jill' Shower Room.



'JACK & JILL' SHOWER ROOM

Double shower with sliding door and 'Aqualisa' thermostatically controlled mains shower. Low level WC. Pedestal wash hand basin. Tall chrome ladder radiator/towel rail. Fully tiled walls. UPVC double glazed window. Doors to Bedrooms Two and Three.



FAMILY BATH & SHOWER ROOM (6'0" x 9'4")

Superbly appointed with double end panel bath with central mixer taps with shower attachment. Low level WC. Pedestal wash hand basin with wall mounted mirror fronted cabinet with downlight & concealed shaver point. Highly attractive part tiled walls. Recessed ceiling spotlights. UPVC double glazed window. Tiled floor. Built in shower cubicle with 'Aqualisa' thermostatically controlled mains shower, tall chrome ladder radiator/towel rail.



BEDROOM FOUR (9'6" x 11'11")

Ceiling light point. Radiator. UPVC double glazed window to the rear with pleasant garden outlook. Range of double wardrobes. T.V & telephone points.
(Presently used as an excellent office space).

BEDROOM FIVE (9'6" x 7'7")

Ceiling light point. Radiator. UPVC double glazed window to the rear. T.V. & telephone points.





EXTERIOR

The wonderful and substantial property stands in an enviable position overlooking open fields to the front. Approached through a timber 5 bar farm entrance gate with low brick wall to the front boundary and hedging. Richly planted borders feature a wealth of spring and summer time colour (see images). Mature hedging to the boundaries provides a haven for a variety of birds and wildlife. An extensive brick paved driveway provides excellent parking for several vehicles which leads to the attached garage (with power, light, window to the rear and door to utility room). Side access to the rear landscaped garden which has been thoughtfully designed and enjoying complete privacy and tranquility. Featuring lawn, extensive Indian Stone paved patio and very pretty stocked ornamental pond with waterfall feature & stone seat. Beautiful specimen plants, shrubs, rare 'Lupin' tree together with climbing clematis and other beautiful plants. Evergreen mature hedging to the rear. Three light standard lamp & inset 4 brick lights in the exterior wall of the Conservatory which provides delightful ambient lighting for the evening.

In all the superb garden provides a private space to relax and entertain. Discreetly screened oil tank in the rear garden.

ATTACHED SINGLE GARAGE (20'0" x 9'7")

Electric remote operated door. Power, light & window to the rear. Worcester boiler. Loft hatch for additional storage. Door to the Utility Room,

EPC RATING: D

COUNCIL TAX BAND: G

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Oil 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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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 **

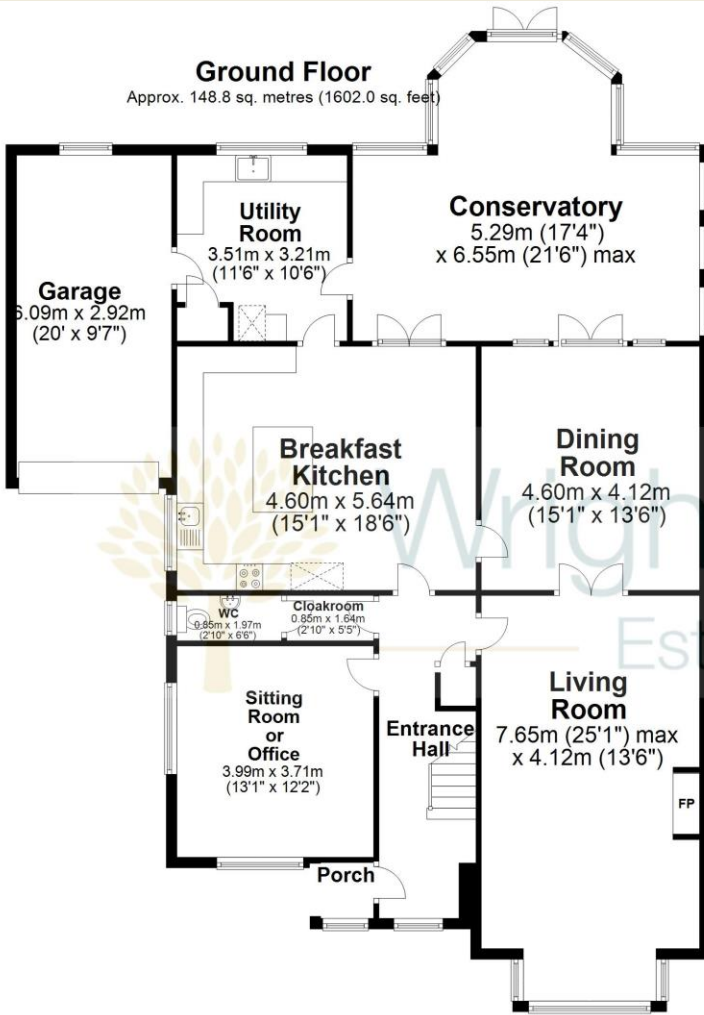
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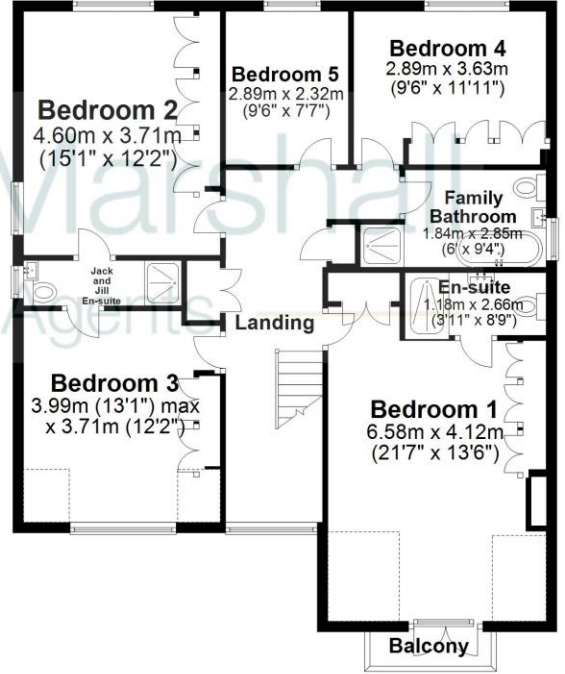
Ground Floor

Approx. 148.8 sq. metres (1602.0 sq. feet)



First Floor

Approx. 102.7 sq. metres (1105.9 sq. feet)



Total area: approx. 251.6 sq. metres (2707.9 sq. feet)

To scale only, not to size
Plan produced using PlanUp.