



'SOUTH VIEW' | WRENBURY HEATH ROAD | WRENBURY | CHESHIRE | CW5 8EQ | OIRO £695,000



Standing on a generous corner plot and positioned on the periphery of Wrenbury Village (approximately 1 mile) with views over open fields to the rear. This superb executive house extending to approx 2300 sq ft plus garage block, and having been individually & meticulously designed and constructed boasts incredibly spacious and well appointed accommodation throughout, fitted with beautiful plantation style shutters to most of the windows.

Briefly comprising:- Spacious Entrance Hall, Cloaks and Separate WC, Living Room with wood burning stove, Family Room, Formal Dining Room, Kitchen Diner, Utility Room, Galleried First Floor Landing, Master Bedroom One with Ensuite Shower room, Balcony to front boasting a magnificent view over the fields, Bedroom Two with Ensuite Shower Room, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom.

Externally the property stands on an excellent corner plot with pleasant good size gardens.

An extensive brick paved driveway accessed via double opening timber gates affords a wealth of parking and ample turning space.

A detached brick built two storey double garage with useful room over (which may offer ancillary accommodation, leisure space, home office area etc if required).

Hardwood double glazing throughout. Oil Central Heating. Full Fibre Broadband.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS QUALITY CHIC & CONTEMPORARY 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 on the right hand side occupying a delightful corner position.

WRENBURY

The village of Wrenbury 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 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 Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. 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.





NEARBY NANTWICH TOWN

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;

RECEPTION HALL

Generously proportioned with entrance door, recessed light points, coving, smoke detector & stairs rising to the first floor. Built in cloaks cupboard. Oak wood floor.

CLOAKS WC

Low level WC, wall mounted wash hand basin with mixer tap, recessed light points, wall mounted mirror, radiator, part tiled walls, double glazed window, extractor fan & tiled floor.





LIVING ROOM (17'9" x 19'0")

Generously proportioned with wonderful light décor, the room is simply divine & enjoys a super view of the rear garden. Ceiling light point, recessed spotlights, coving, radiators, TV point, double glazed windows & double opening doors to the rear, additional window to the side, wood burning stove upon attractive tiled hearth. Glazed double opening doors opening to the formal dining room.

Note: stunning plantation shutters fitted to the windows & doors.





FAMILY ROOM (14'1" x 16'5")

Recessed ceiling spotlights, coving, radiator, Oak wood flooring, tall double glazed windows & double opening doors fitted with plantation shutters.

FORMAL DINING ROOM (17'3" max m/ments x 12'2")

Elegantly appointed & again of superb proportions, with ceiling light point, coving, double glazed box bay window to the front with plantation shutters fitted, beautiful oak wood flooring, radiator.





KITCHEN BREAKFAST ROOM (17'5" x 13'9")

Comprehensively well equipped with a range of solid oak fronted wall, base & drawer units with attractive granite effect work surfaces & inset 1.5 bowl ceramic sink unit with waste disposal & mixer tap. Recessed ceiling spotlights, three double glazed windows, tiled floor, splash backs. Rangemaster cooker with 5 plate ceramic hob & double oven and chimney style extractor over. Integrated 'Neff' dishwasher, fridge. Ample space for table & chairs. Part glazed door to the hall.



UTILITY ROOM (5'7" x 12'2")

Base level cupboard & drawer storage with granite effect work surface with inset sink unit with mixer tap. Ceiling light point, door to the side, radiator, space & plumbing for washing machine, extractor fan, floor standing oil fired boiler, tiled floor. Free standing American style fridge freezer (included).





FIRST FLOOR LANDING

Spacious & impeccably appointed with ceiling light point, recessed ceiling spotlights, coving, double glazed window, radiator. Built in airing cupboard with Megaflow pressurized hot water system & electric immersion heater.

FAMILY BATH & BATHROOM

Panel bath with mixer tap & shower attachment, corner shower, low level WC, pedestal wash hand basin with mixer tap, recessed spotlights, tall chrome ladder radiator, tiled floor, double glazed window, extractor fan, part tiled walls. Mirrored cabinet with lights.

BEDROOM FOUR (8'10" x 13'9")

Ceiling light point, radiator, double glazed window. Fitted with plantation shutters.





MASTER BEDROOM ONE (11'2" x 16'1")

An exceptional space boasting an inspiring balcony with uninterrupted Southerly views over open countryside. Recessed ceiling spotlights, coving, radiators, double glazed double opening doors & windows fitted with plantation shutters opening to the balcony. Door to the ensuite.

Extractor fan, tiled walls & floor, radiator.

ENSUITE SHOWER ROOM

Double shower, low level WC, pedestal wash hand basin with mixer tap, recessed ceiling spotlights, tiled walls & floor, extractor fan, mirrored cabinet with light, radiator.



BEDROOM TWO (14'1" x 11'6")

Ceiling light point, radiator, double glazed window fitted with plantation shutters. Door to the ensuite.

ENSUITE SHOWER ROOM

Shower cubicle, low level WC, pedestal wash hand basin with mixer tap, recessed ceiling spotlights, mirrored cabinet with light.





BEDROOM THREE (12'2" x 13'9")

Ceiling light point, radiator, recessed spotlights, double glazed window.

BEDROOM FIVE (10'10" x 7'10")

(Currently used as an office). Ceiling light point, double glazed window, radiator.



EXTERIOR

The property stands on a delightful corner plot in a charming rural location close to the village of Wrenbury. The views from the property are wonderful enjoying distant views over open fields to the rear (particularly advantageous from the master bedroom balcony). Walled entrance with double timber gates opening to an extensive attractive brick paved driveway providing ample parking & turning provision. Pathway leading to the entrance. Gravelled & lawned areas with feature planting.

The rear garden is a wonderful space being predominantly lawned & featuring a magnificent paved patio providing extensive entertaining space and with a lower level seating area– with open outlook beyond the rear hedge across the lane. Various planting including tree, shrubs & plants and natural wildlife pond.

DETACHED DOUBLE GARAGE & ROOM OVER

Brick built two storey garage with personal door to side & stairs rising to the excellent first floor room with 2 night storage heaters, and providing ample flexibility for uses. Twin electric doors to front, power & light. Basin & external tap, plumbing for washing machine. Electric car charging point. Double Garage: (17'9" x 21'0") & Multi Use Room / Office (17'4" x 21'0")

EPC RATING: C

COUNCIL TAX BAND: G

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Oil fired central heating. Security alarms fitted to house & garage. 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.

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Ground Floor

Main area: approx. 101.5 sq. metres (1081.8 sq. feet)
*This property is shown as a guide only and is not intended to be used as a contract.



First Floor

Main area: approx. 100.5 sq. metres (1081.8 sq. feet)
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