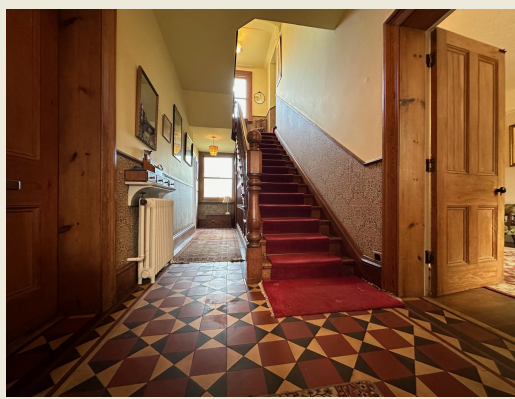




'BEECH HOUSE' | WOORE ROAD | AUDLEM | CHESHIRE | CW3 0BP | OIRO £835,000



IN EXCESS OF APPROX. 2000 SQ FT (INTERNAL) OF CHARACTERFUL PERIOD ACCOMMODATION OVER TWO IMPRESSIVE FLOORS IN THE PICTURESQUE & SOUGHT AFTER SOUTH CHESHIRE VILLAGE OF AUDLEM

Situated in walking distance of the historic, sought after and well served village of Audlem, the fine substantial and imposing four bedroom, two bathroom semi detached residence (circa 1840's with later extension) is within a very short walk of the excellent & quintessential village amenities, historic church, canal & countryside beyond making this an ideal country home within easy reach of everyday and family facilities including primary and secondary schools.

Discreetly nestled in a more private position behind mature trees, hedging & driveway the exceptional charming home boasts delightful generously proportioned accommodation filled with original features and integrity preserving many fittings throughout.

The property briefly comprises; Entrance Porch, Entrance Hall with feature windows & original Minton tiled floor, Separate WC, Cellar, Dining / Family Room with decorative fireplace, Kitchen with AGA with exposed beams and attractive tiled floor, Laundry Room, Living Room with period fireplace. Galleried First Floor Landing, Bedroom One with pedestal wash hand basin, Bedroom Two, Shower Room & WC, Bedroom Three with Dressing Room & Bedroom Four with decorative fireplace & wash hand basin.

Extensive off road parking & lawned garden to front with numerous mature evergreen trees etc. Gate to side leading to side raised stone paved patio & seating area & pathway leading to the rear.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO APPRECIATE THIS IMPRESSIVE & INCREASINGLY RARE TO FIND CLASSIC VICTORIAN RESIDENCE IN SUCH A SOUGHT AFTER VILLAGE LOCATION





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles into the centre of charming Audlem. Continue into the centre of the village to the junction & turn left into Stafford Street.

Continue past the beautiful St James' church & continue heading out of the village a short way in the direction of Woore. The open gated entrance to the property will be observed on the left hand side.

AUDLEM VILLAGE

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.





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;

ENTRANCE PORCH

ENTRANCE HALL

CLOAKS WC

CELLAR (15'1 x 6'11)



DINING / FAMILY ROOM (19'4 max x 12'10)





LIVING ROOM (19'4 x 14'1)

KITCHEN (11'10 x 12'6)



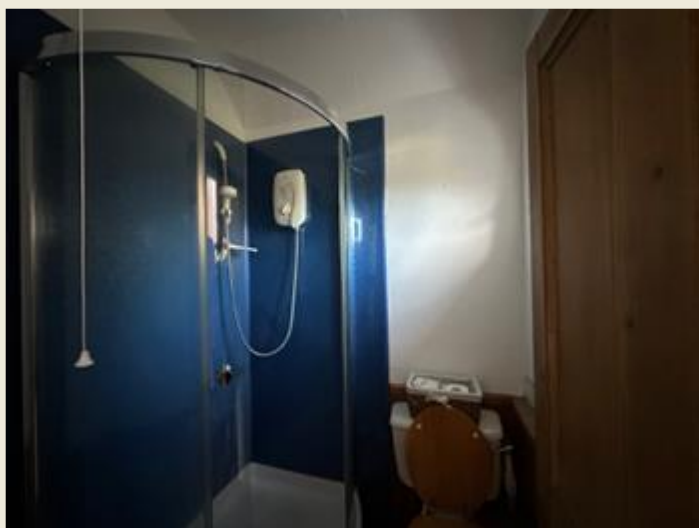




LAUNDRY ROOM (10'2 x 16'1)

GALLERIED FIRST FLOOR LANDING

SEPARATE SHOWER ROOM & WC





BEDROOM ONE (19'0 x 14'1)



BATHROOM

BEDROOM TWO (12'6 x 12'10)





BEDROOM THREE (11'10 x 12'6)

DRESSING ROOM (6'3 x 8'10)



BEDROOM FOUR (10'2 x 12'2)





EXTERIOR

Extensive off road parking & lawned garden to front with numerous mature evergreen trees etc. Gate to side leading to side raised stone paved patio & seating area & pathway leading to the rear. The property enjoys an excellent degree of privacy within the mature garden.

EPC RATING: F

COUNCIL TAX BAND: F

SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired 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

Presumed 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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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

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 **

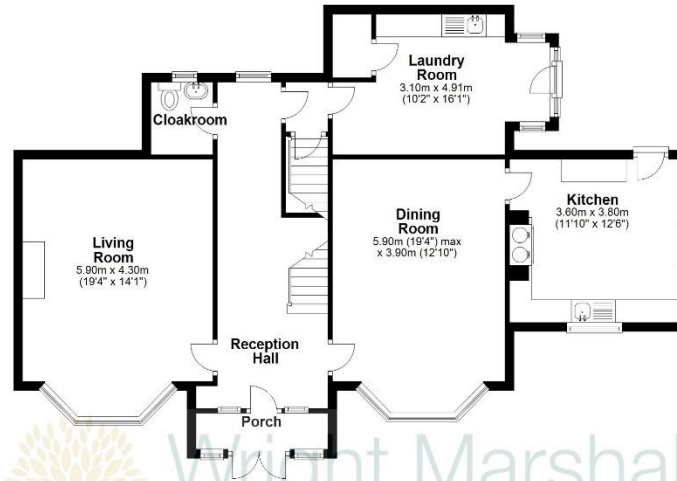
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







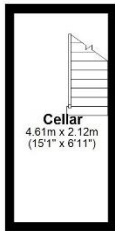
Ground Floor
Approx. 94.2 sq. metres (1013.5 sq. feet)



First Floor
Approx. 89.4 sq. metres (962.6 sq. feet)



Cellar
Approx. 9.8 sq. metres (105.0 sq. feet)



Total area: approx. 193.3 sq. metres (2081.0 sq. feet)
Beech House