



'HALCYON' | OFF LONDON ROAD | WOORE | CHESHIRE | CW3 9SQ | OIRO £365,000



An outstanding impressively well appointed & spacious two double bedroom detached true bungalow standing on a wonderfully generous corner plot within a popular rural village.

The present owners have taken great care to beautifully present the delightful home and have cultivated an enchanting South facing spacious garden.

The superb accommodation briefly comprises; Entrance Porch, spacious Living Dining Room with feature fireplace & French door to the rear garden, Garden Room with recently installed 'Guardian Warm Roof' installed by Cheshire Conservatories with dimmable wireless LED downlighting, Breakfast Kitchen with AEG induction hob & Neff 'slide and hide' oven and white composite 'Franke' sink unit plus integrated dishwasher, Utility, Master Bedroom One with range of fitted wardrobes, Ensuite Shower Room, Bedroom Two with fitted wardrobe, Bathroom. Exceptional large established gardens with lawns, patios & small wildlife pond, richly stocked shaped borders, specimen shrubs & trees including Plum, Pear & Apple fruit trees, soft fruit bed to side & two large timber storage sheds together with a potting shed & additional tool shed. Charming timber garden cabin (with power) makes an ideal potential home office space etc.

Additional rear vehicular access to the rear ideal for a caravan, motorhome etc or extra parking.

UPVC Double Glazing & Electric Central Heating.

As the property stands on an incredibly generous plot, there may be an opportunity to look into future planning or enlarge the existing footprint of the charming bungalow etc, subject to any necessary consents.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A51 London Road, proceeding through the villages of Walgherton & Bridgemere passing Bridgemere Garden Centre upon entering the village of Woore (30 mph) turn left beyond the village store into the private road 'The Chalway' where the property will be observed on the righthand side.

WOORE VILLAGE

Situated in the heart of the village of Woore the property is within walking distance of the village including a well regarded Primary School, tennis club, a good cricket club and a bowls club and a nearby golf club at Onneley. The village hall has regular film nights and other events as well as WI. The post office is also a well stocked general store and the bakers are listed as traditional artisan. The local hunt turns out every Boxing Day at the Falcon whilst nearby places to visit are Bridgemere garden centre and Trentham Gardens. Within easy reach of the market towns of Nantwich, Market Drayton and Whitchurch which offer more extensive facilities including independent and high street shopping, leisure facilities, restaurants and bars. Woore is ideally placed for the commuter with the M6 motorway only ten minutes away providing excellent road links for commuters to the north and south.

NEARBY 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.





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;

ENTRANCE PORCH

SPACIOUS LIVING DINING ROOM (25'8 max x 16'1)







BREAKFAST KITCHEN (10'6 x 9'6)





UTILITY ROOM





GARDEN ROOM (11'2 x 10'10)





MASTER BEDROOM ONE (13'9 x 11'2)

ENSUITE SHOWER ROOM (7'7 x 7'7)





BEDROOM TWO (10'10 x 9'6)



BEDROOM TWO (10'10 x 9'6)





EXTERIOR

Exceptional large established gardens with lawns, patios & small wildlife pond, richly stocked shaped borders, specimen shrubs & trees including fruit trees, soft fruit bed to side & two large timber storage sheds together with a potting shed & additional tool shed. Charming timber garden cabin making an ideal potential home office space etc.

Additional rear vehicular access to the rear ideal for a caravan, motorhome etc or extra parking.

As the property stands on an incredibly generous plot, there may be an opportunity to look into future planning or enlarge the existing footprint of the charming bungalow etc, subject to any necessary consents.

The sweeping corner plot features both fencing & hedging to the road side boundary with removable rear gates providing excellent additional parking. The gravelled space could be used for alternative purposes; chicken coup, vegetable plot etc.

A notable feature of the glorious property is the distinctive weather vane fitted to the roof which makes a very pleasant addition to the flair & quality of the property. The mature cottage style gardens with fruit trees & specimen planting is a rich haven for wildlife & birdlife which provides the perfect backdrop to the excellent lifestyle on offer within this wonderful rural village environment whilst enabling easy commuting if required.

EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

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







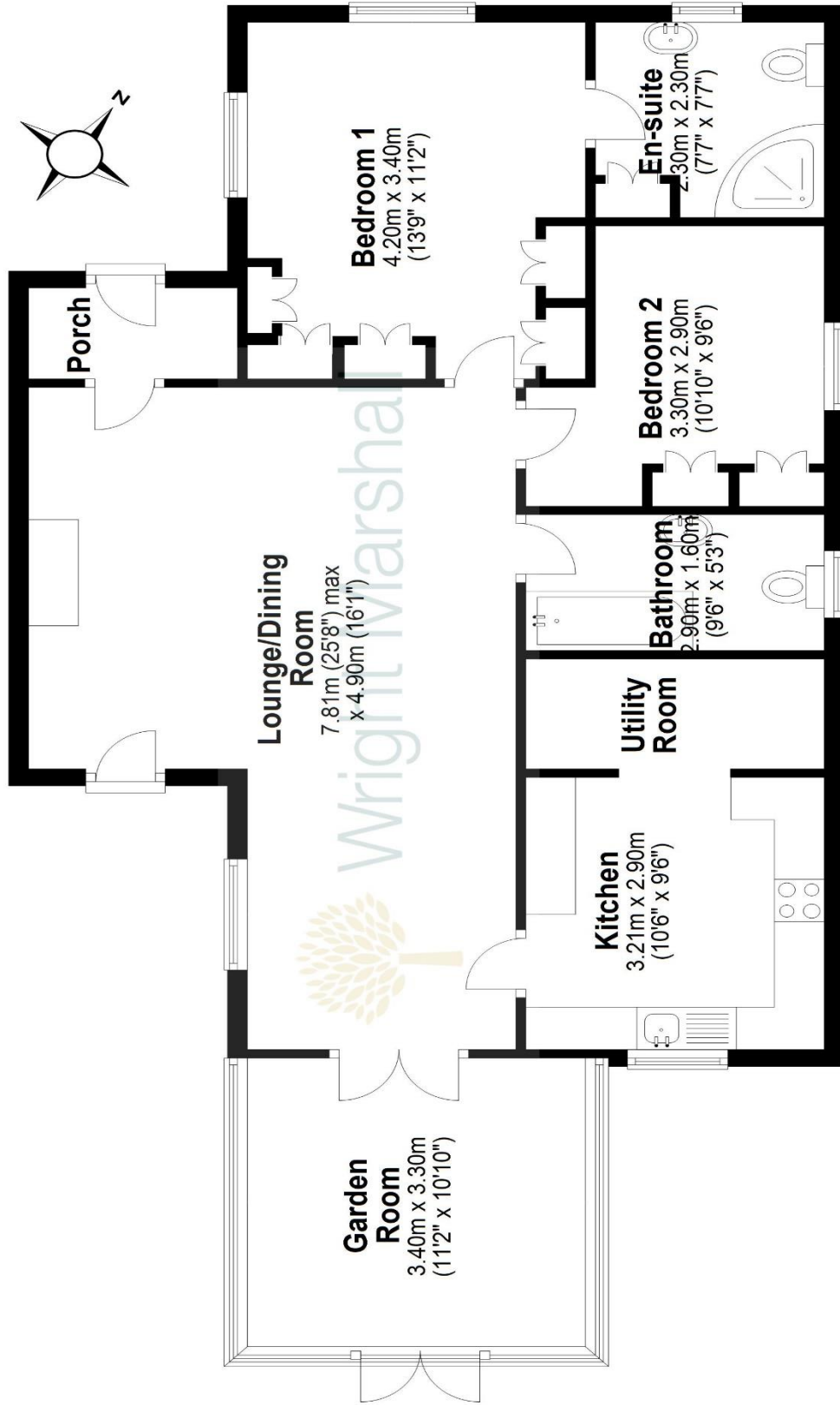


GARDEN CABIN



Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

Halcyon