



8 SYLLENHURST VIEW | WOORE | CHESHIRE | CW3 9TJ | OIRO £550,000



Located on a quiet residential development in the sought after village location of Woore, this exceptional quality & stylish detached four bedroom, three bathroom executive style home offers naturally light and airy accommodation that is beautifully presented throughout.

Affording desirable & magnificent open views over far reaching fields to the front, this is an increasingly rare opportunity to be immersed in a country lifestyle whilst being able to easily commute.

The accommodation briefly comprises, Entrance Hall, Cloaks WC, light and spacious Living Room, fabulous open plan Kitchen Dining Family Room with French doors to the garden, Utility Room.

First Floor Galleried Landing, Master Bedroom One with Dressing Area & Ensuite Shower Room, Bedroom Two with Ensuite Shower Room, Bedroom Three, Bedroom Four & Family Bathroom.

The property is approached via a tarmacadam driveway providing ample off road parking plus there is a detached double garage. Low maintenance lawn to the front.

To the rear is a lovely enclosed garden with patio seating area, lawn and borders.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A51 London Road passing through Stapeley and Bridgemere and upon reaching the village of Woore turn right into Audlem Road. Turn right into Beech Avenue and bear left into Syllenhurst View where the outstanding property will be observed on the right hand side standing on the corner plot with views over open fields to the front.

WOORE VILLAGE

Situated in the heart of the village of Woore the property is within walking distance of the village including a choice of public houses, traditional bakers, post office and well regarded Primary School .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.





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 HALL

CLOAKS WC





LIVING ROOM (22'4 max x 11'10)





KITCHEN DINING FAMILY ROOM (22'4 x 12'5)

UTILITY ROOM (7'7 x 6'3)







FIRST FLOOR LANDING

FAMILY BATH & SHOWER ROOM (6'11 x 6'11)





MASTER BEDROOM ONE (22'4 x 10'6 max)

ENSUITE SHOWER ROOM





BEDROOM TWO (10'6 x 9'10 max)

ENSUITE SHOWER ROOM



BEDROOM THREE (12'6 X 9'10)

BEDROOM FOUR (12'2 max x 9'2)





EXTERIOR

The property stands on an impressive & good size corner plot with lawned frontage & shrub planting. Paved pathway to the front entrance. Timber gate to side opening to the pleasant rear garden with lawn, paved seating & entertaining areas & low maintenance planting. Oil fired boiler. Timber shed.

DETACHED DOUBLE GARAGE (17'9 x 17'4)

With twin doors, personal door to side, power & light.

EPC RATING: B

COUNCIL TAX BAND: F

SERVICES

All mains water, electricity & drainage 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. RMG management charge of £233.56 per annum.

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

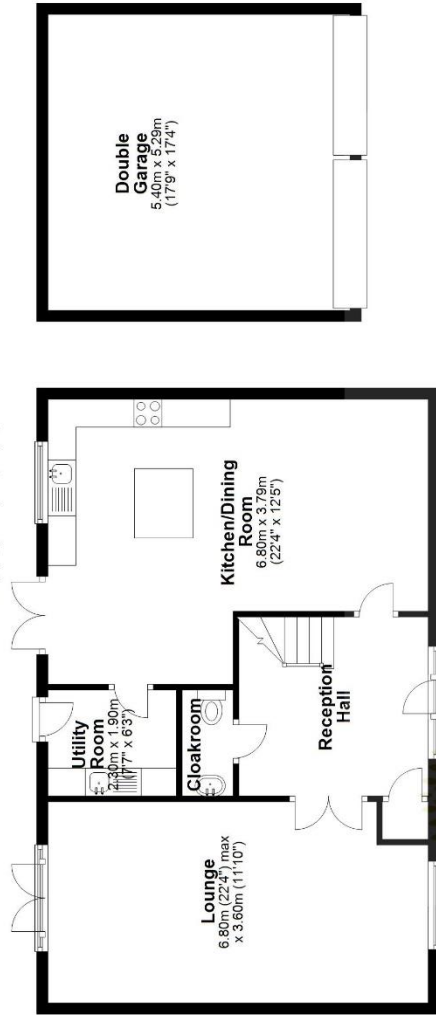
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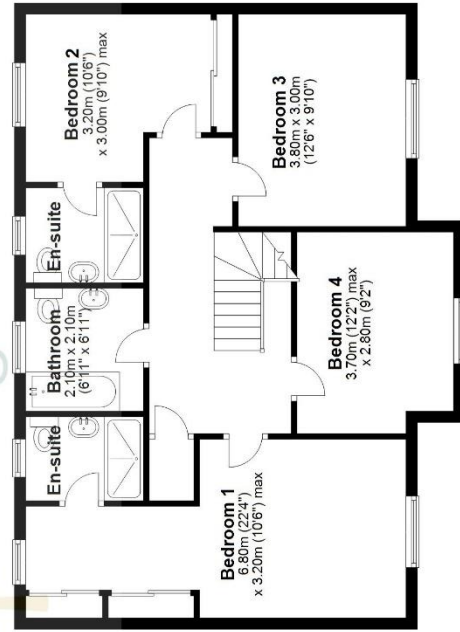
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Ground Floor
Main area: approx. 73.4 sq. metres (790.5 sq. feet)
Plus garages, approx. 28.6 sq. metres (307.8 sq. feet)



First Floor
Approx. 75.7 sq. metres (814.4 sq. feet)



Main area: Approx. 149.1 sq. metres (1604.9 sq. feet)
Plus garages, approx. 28.6 sq. metres (307.8 sq. feet)
8 sylvanhurst View