



'MARISTAN' | 38 WHITCHURCH ROAD | AUDLEM | CHESHIRE | CW3 0EE | OIRO £825,000



Welcome to this stunning detached house located on Whitchurch Road in the picturesque village of Audlem. This property boasts five spacious bedrooms, providing ample space for a growing family or for those who love to have guests over. With two beautifully designed bathrooms, mornings will be a breeze in this home. The layout of this house is perfect for those who value privacy and space, with the bedrooms and bathrooms strategically placed for maximum comfort. The property's detached status ensures that you have your own private oasis away from the hustle and bustle of everyday life. The charm of a detached house is truly unmatched, offering a sense of exclusivity and tranquility that is hard to find elsewhere. Located in the heart of Cheshire, this house is surrounded by the beauty of the countryside while still being close enough to local amenities for convenience. Audlem is a delightful village with a strong sense of community, making it a wonderful place to call home.

The outstanding spacious detached village residence briefly comprises; Entrance Hall, Cloaks/WC, Living Room, Kitchen Diner, Utility Room, Garden / Family Room, Dining Room. First Floor Landing, Master Bedroom One & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five & stunning remodelled Family Bathroom with separate shower. Extensive paved driveway providing ample off road parking & garage with rear store. Wonderful established gardens adjoining open undulating fields to the rear making the views utterly enchanting. (Potential to extend further into the loft space subject to any necessary consents). Don't miss out on the opportunity to own this fantastic property in a sought-after location. Please note: The property was rewired in 2014 & the drains have been re-lined & purpose built to accommodate both the yard gully & bathroom/ensuite, there is also cavity wall insulation and the loft is part boarded.

Book a viewing today and experience the magic of 'Maristan' for yourself.





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the centre of the charming village of Audlem turn right by the historic Church, onto Shropshire Street.

Proceed over the canal bridge through the village, passing the shops & continue where the property will be observed on the right hand side just beyond the turn for Moorsfield Avenue.

AUDLEM

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 1 hr 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



CLOAKROOM / WC





LIVING ROOM (20'0 x 12'2)





KITCHEN DINER (16'1" x 13'9" max)





UTILITY ROOM (8'6 x 5'11)



GARDEN / FAMILY ROOM (17'4 x 15'9)



DINING ROOM (12'2 x 12'2)







FIRST FLOOR LANDING

VIEW TO REAR





MASTER BEDROOM ONE (12'2 x 10'1)



ENSUITE SHOWER ROOM





BEDROOM TWO (12'2 x 12'2)

BEDROOM THREE (12'2 x 10'2)





LUXURIOUS REMODELLED BATHROOM WITH SEPARATE SHOWER





BEDROOM FOUR (13'9 x 8'10)

BEDROOM FIVE (7'10 x 6'11)

BEDROOM FIVE (7'10 x 6'11)

EXTERIOR

The property stands within an excellent size plot with an abundance of off road parking for numerous vehicles (motorhomes, caravans etc) & boasting a detached garage with rear store / workshop.

There is an attractive Laurel hedge to the front providing pleasant screening. With a spacious lawn there is much room to enjoy with pleasant planting too. Secure gates access to the wonderful size rear lawned garden with richly stocked planting and seating areas ensuring there are plenty of spaces to relax & entertain whilst enjoying the marvellous views to the rear.

Right of way over rear drive for field access (gated).

EPC RATING: E

COUNCIL TAX BAND: F

SERVICES

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

The combination boiler provides both central heating & water which is tested annually. (LPG cylinder gas bottle for fireplace & LPG gas tank located in the front lawn both tested annually).

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

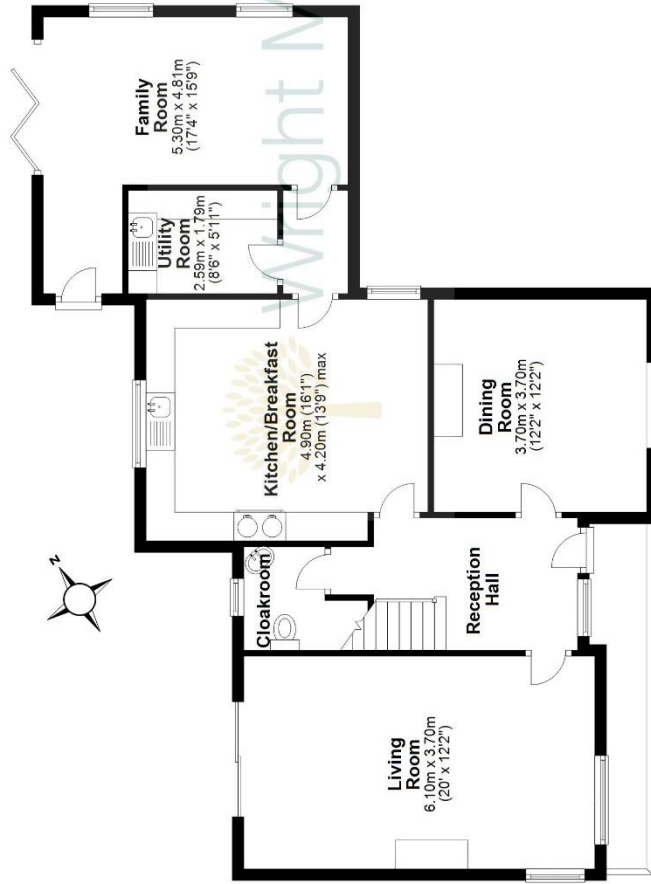
We can help you fund your new purchase with mortgage advice! ** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, 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.





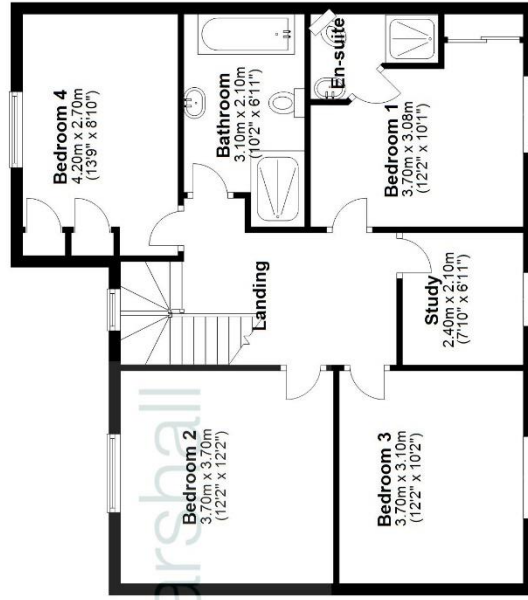
Ground Floor

Approx. 100.7 sq. metres (1064.4 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.1 sq. feet)



Total area: approx. 177.0 sq. metres (1905.5 sq. feet)
38 Whitchurch Road