



'OAKMOORE' | WRENBURY ROAD | ASTON | NANTWICH | CHESHIRE | CW5 8DQ | £950,000



Standing in a wonderful position with an enchanting wooded rear garden and views across fields to the front. The substantial and imposing residence (extending to approx 3000 sqft) is nothing short of an inspiring contemporary 'landmark property'.

With distinctive and exciting style, the architectural flair is evident throughout the interiors too with cathedral like ceiling height to the open plan family friendly living space which is perfect for relaxed entertaining too. The distinctive shape of the detached property provides interesting modern day character and offers extremely versatile accommodation. Briefly comprising; Entrance Hall, Expansive Open Plan Living Dining Family Room with stunning full height vertical window with super view, Sitting Room, Breakfast Kitchen with integrated appliances, Utility/Boot Room, Cloaks/WC. Magnificent Galleried First Floor Landing, Master Bedroom one with rear balcony, Walk in Wardrobe and Luxurious Ensuite Bathroom with separate shower, Bedroom Two with 'Juliet' balcony, Ensuite, Bedroom Three with 'Juliet' balcony and Ensuite, Bedroom Four, Bedroom Five/Office, Outstanding and Luxurious Family Bath and Shower Room. CCTV and Nest installed together with Lamona integrated appliances and Porcelanosa flooring throughout. Electric gated entrance opening to driveway and turning area. Detached double garage with electric roller door. Superb gardens featuring lawn, seating and entertaining areas and woodland to the rear with children's play space and little brook with bridge. Classical style garden. Lifelong Apex metal garden building with double doors, windows, and measuring 10 x17 feet in anthracite colour (installed late summer 2023). Double glazed aluminium jet black windows and external doors incorporating tinted (one way) glass for privacy. Remainder of 10 year Premier Warranty. Brand new bespoke hand-made aluminium gutters with lifetime guarantee. Newly installed dry verges and down pipes (May 2024).

MUST BE VIEWED TO BE APPRECIATED





NEARBY WRENBURY VILLAGE

DIRECTIONS

Proceed out of Nantwich along Whitchurch Road (A530) through Sound & Broomhall. Upon entering the village of Aston. Upon reaching the crossroads turn right into Wrenbury Road where the property will be observed on the right hand side.



ASTON

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House & is within easy travelling distance of Wrenbury which has its own Doctors Surgery, Railway Station, Post Office, General Store & a Primary School. There are Primary Schools at Wrenbury, Sound & Audlem, and Nantwich has Secondary & Primary Schools. Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself.

NOTE (1): The 'Good Pub Guide 2015' lists the Bhurtpore Public House in Aston as one of Britain's Top Ten Pubs for beer and also Top Ten Pubs for whiskey. Tel 01270 780917. NOTE (2): The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line.

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 HALL

Stunning contemporary entrance door with feature 'Art Deco' inspired glazed details. Full height UPVC double glazed pane to side. Recessed ceiling spotlights. Beautiful wood effect flooring with inset mat well. Vertical radiator. Door opening to the 'cathedral like' open plan Family Dining Kitchen.





LIVING ROOM (20'4" x 12'1")

An excellent spacious yet incredibly comfortable room.
 Two ceiling light points. UPVC double glazed window to the rear.
 Highly attractive fireplace which, if required can be fitted with a wood burning stove (subject to any necessary checks).
 TV point. Vertical radiator.

OPEN PLAN LIVING FAMILY DINING ROOM (28'2" x 20'8")

Full height UPVC double glazed window to the front with tinted glazed panes (one way glass). Four wall light points. Continuation of the stunning Porcelanosa wood effect flooring. Timber and glass hand crafted staircase rising to the first floor. Three vertical and one standard radiator. UPVC double glazed window to the rear and bi-fold doors with inset mat well leading to the rear entertaining terrace. Concealed wall mounted TV point. Smoke detector. Recessed ceiling spotlights. Built in under stairs cupboard. Open to the breakfast kitchen.





CLOAKS WC

Low level WC. Recessed ceiling spotlights. Extractor fan. UPVC double glazed window to the front. Part tiled walls. Radiator. Wash hand basin with monobloc mixer tap upon base cupboard. Continuation of the tiled floor.

UTILITY / BOOT ROOM

Recessed ceiling spotlights. Radiator. Continuation of the beautiful tiled floor. Integrated 'Lamona' washing machine and separate tumble dryer. UPVC double glazed window to the front with superb view over the garden fields beyond. Stunning Quartz work surface with inset stainless steel sink unit and mixer tap. Soft cream coloured glass wall and base level cupboards. Glazed UPVC double glazed door to the side. Built in cupboard with water tank and wall mounted coat hooks. Continuation of tiled floor.





BREAKFAST KITCHEN (14'9" x 13'0")

Beautifully appointed with an outstanding comprehensive range of soft grey coloured gloss wall, base and drawer units featuring a central island unit with Quartz work surface and integrated 'Lamona' induction hob with cylinder extractor over. Integrated 'Lamona' appliances include electric double oven, microwave oven, fridge and freezer, dishwasher, integrated wine chiller. Undermounted one and half sink unit and mixer tap. Vertical radiator. UPVC double glazed window to the side. Recessed ceiling spotlights. Beautiful tiled floor. Door to the utility/boot room.





MAGNIFICENT GALLERIED FIRST FLOOR LANDING

Magnificent aspect over the full height window to the front with far reaching view. Ceiling light point and rose. Recessed ceiling spotlights. Two radiators. Loft access. Two smoke detectors. Stunning textured walls. Continuation of glass and timber balustrade and panels.





MASTER BEDROOM ONE (12'10" x 13'10")

An elegant room featuring a rear balcony with woodland view. Ceiling light point. Two radiators. Concealed wall mounted TV point. UPVC double glazed window to the rear and French doors opening to the excellent size balcony. WALK IN WARDROBE: (13'9" x 5'5")
With hanging, shelving, recessed ceiling spotlights. Door to the Ensuite.



LUXURIOUS ENSUITE BATH & SHOWER ROOM (13'9" x 5'2")

Immaculately appointed with a double end panel bath with central wall mounted monobloc mixer tap. Corner shower cubicle (fully tiled where visible) with both overhead rain fall effect and separate hand held showers. Recessed ceiling spotlights. Extractor fan. UPVC double glazed window. Fully tiled where visible. Wall mounted contemporary cupboard over chic wash hand basin with central monobloc mixer tap upon matching base cupboard. Chrome ladder radiator. Attractive tiled floor. Low level WC.



LUXURIOUS FAMILY BATH & SHOWER ROOM (13'9" x 6'2")

Being meticulously appointed to an exacting standard, the phenomenal room features a large slipper bath with wall mounted monobloc mixer tap. Low level WC. Over size wash hand basin with traditional style mixer tap upon continental style painted cupboard unit and with a matching wall mounted cabinet over. Recessed ceiling spotlights. Extractor fan. UPVC double glazed window. Matching tiled floor. Large corner shower with pivot door (fully tiled where visible) and with a rainfall overhead shower and separate hand held shower attachment. Chrome ladder radiator.

BEDROOM TWO (8'2" x 14'6")

Ceiling light point. Radiator. Concealed wall mounted TV point. UPVC double glazed door and side pane to glass and chrome 'Juliet' balcony. Door to the ensuite.

ENSUITE SHOWER ROOM

Walk in shower with sliding screen (fully tiled where visible) with mains shower. Recessed ceiling spotlights and extractor fan. UPVC double glazed window. Part tiled walls. Chrome ladder radiator. Low level WC. Wash hand basin with monobloc mixer tap upon cupboard storage. Attractive tiled floor.

BEDROOM THREE (10'1" x 11'2")

Ceiling light point. Two radiators. Concealed wall mounted TV point. UPVC double glazed door and side pane opening to the glass and chrome 'Juliet' balcony to the front. Door to the ensuite.

ENSUITE SHOWER ROOM

Walk in shower with sliding door (fully tiled where visible) and fitted with a mains shower. Extractor fan. Recessed ceiling spotlights. Low level WC. Wash hand basin with monobloc mixer tap upon base cupboard. Part tiled walls. Chrome ladder radiator. UPVC double glazed window to the side. Tiled floor.





BEDROOM FOUR (11'5" x 11'1")

Ceiling light point. Radiator. UPVC double glazed window to the rear with pretty woodland view. Concealed wall mounted TV point.

BEDROOM FIVE (13'9" x 10'2")

Ceiling light point. Radiator. UPVC double glazed window to the rear. Concealed wall mounted TV point. Attractive wood effect floor covering.

NOTE:-

The vendor has had a professionally fitted large loft access hatch installed with drop down ladder providing access to the excellent loft space with lighting running the full width of the property. New fencing completed April 2024.



EXTERIOR

Distinctive in its appearance, the gardens are also wonderfully individual and ideal for families being secure and private. Electric gated entrance with contemporary black fencing beyond is an excellent size lawn with planted border featuring Lavatera, Foxgloves and Bamboo. a recently completed seating and BBQ area to the side provides a really super spot to relax and entertain which further extends to a spacious Indian stone patio which enjoys the natural woodland to the rear. Steps lead down to the lower garden with a charming bridge leading over the little brook to the woodland itself. Children's area fitted with climbing frame etc. In all the gardens extend to approx 0.37 acre and also includes the excellent size tarmac driveway with turning area. Brick built detached double garage to the side with electric roller door, power and light. Lifelong Apex metal garden building with double doors, windows, and measuring 10 x 17 feet in anthracite colour (installed late summer 2023).

EPC RATING: B

COUNCIL TAX BAND: G

SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). LPG 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

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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

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

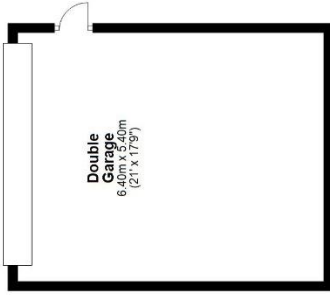
We can help you fund your new purchase with mortgage advice!

** 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.



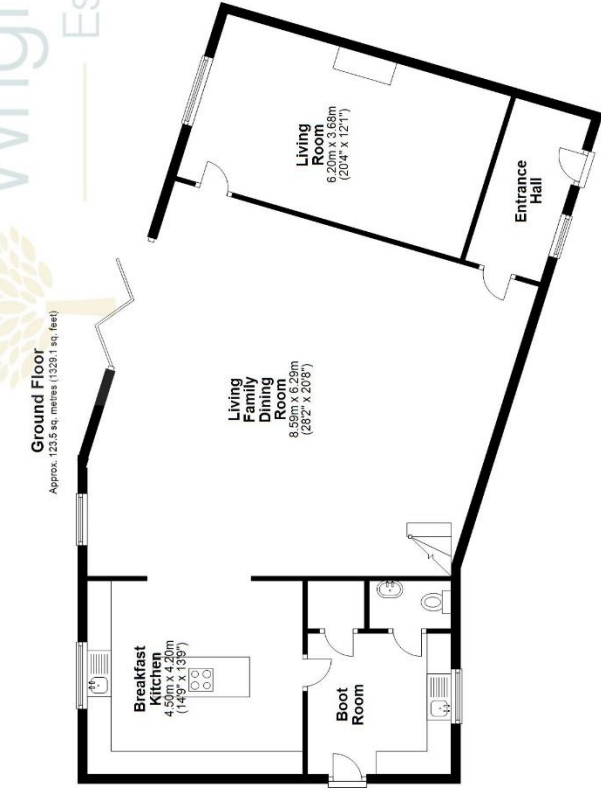
Garage
Approx. 34.6 sq. metres (127.0 sq. feet)



Double Garage
6.40m x 5.40m
(21' x 17'9")



Ground Floor
Approx. 123.5 sq. metres (1329.1 sq. feet)



Breakfast Kitchen
4.30m x 4.50m
(14'0" x 14'9")

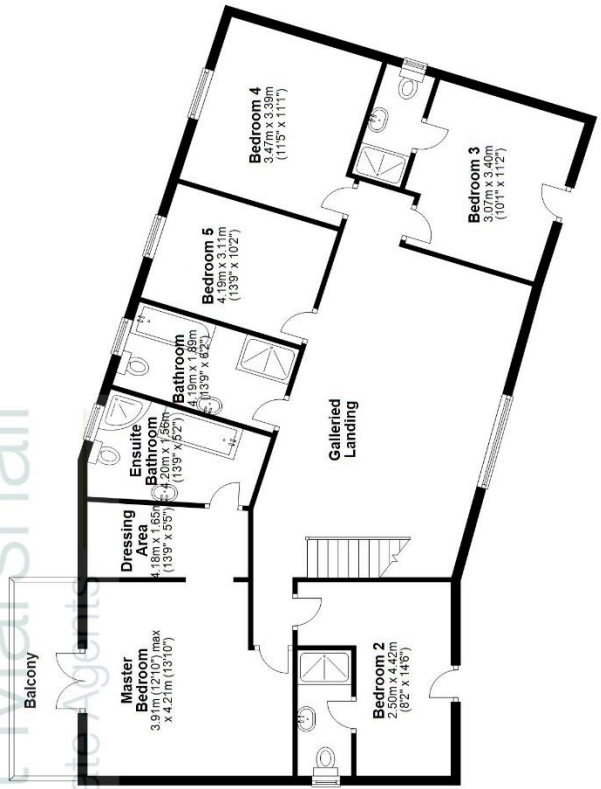
Boot Room

Living Family Dining Room
8.55m x 9.30m
(28'2" x 30'6")

Living Room
6.20m x 3.68m
(20'4" x 12'1")

Entrance Hall

First Floor
Approx. 122.0 sq. metres (1313.2 sq. feet)



Master Bedroom
3.9m x 4.2m
(13'0" x 13'10")

Dressing Area
4.18m x 1.65m
(13'9" x 5'5")

Ensuite Bathroom
2.00m x 2.00m
(6'7" x 6'7")

Bathroom
4.19m x 1.88m
(13'9" x 6'2")

Bedroom 2
2.30m x 4.42m
(7'2" x 14'6")

Bedroom 3
3.07m x 3.40m
(10'1" x 11'2")

Bedroom 4
3.47m x 3.39m
(11'5" x 11'1")

Bedroom 5
4.19m x 3.11m
(13'9" x 10'2")

Bedroom 6
4.19m x 3.11m
(13'9" x 10'2")

Total area: approx. 280.0 sq. metres (3014.3 sq. feet)
Oakmoore