



'FRESHFIELDS' | LONGHILL LANE | HANKELOW | CHESHIRE | CW3 0JQ | OIRO £325,000



Nestled in the charming village of Hankelow, this delightful detached true bungalow offers a tranquil retreat in a stunning semi-rural setting. Boasting two spacious double bedrooms, living room with stove, country style kitchen and a beautifully appointed shower room, this property is perfect for those seeking a cosy yet stylish home. With a generous 1,292 sq ft of living space, this bungalow provides ample room for comfortable living.

The property features a carport & driveway offering ample parking. One of the highlights of this home is its outstanding richly stocked private rear garden with lawns & decked seating area, providing a picturesque backdrop for outdoor relaxation & entertaining. Imagine enjoying your morning coffee or hosting a barbecue in this idyllic setting. The tastefully decorated interiors, including a superb dining room that seamlessly flows into a charming conservatory. This layout is perfect for hosting dinner parties or simply enjoying a quiet evening at home. Overall, this two-bedroom detached true bungalow offers a perfect blend of modern comfort and countryside charm.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





AUDLEM VILLAGE - ABOVE

#### DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 5 miles through the villages of Stapeley & Hatherton and upon entering the village of Hankelow turn left into Longhill Lane just before 'The White Lion' pub. Continue beyond 'Santoshia' & take the left available turn (signed for Buerton Moss), just after a property sign called 'The Squirrels' where the property will be observed on the left hand side.



#### HANKELow & NEARBY AUDLEM

Hankelow is a charming rural village with pretty duck pond & stunning recently opened gastro pub 'The White Lion' whilst nearby 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.

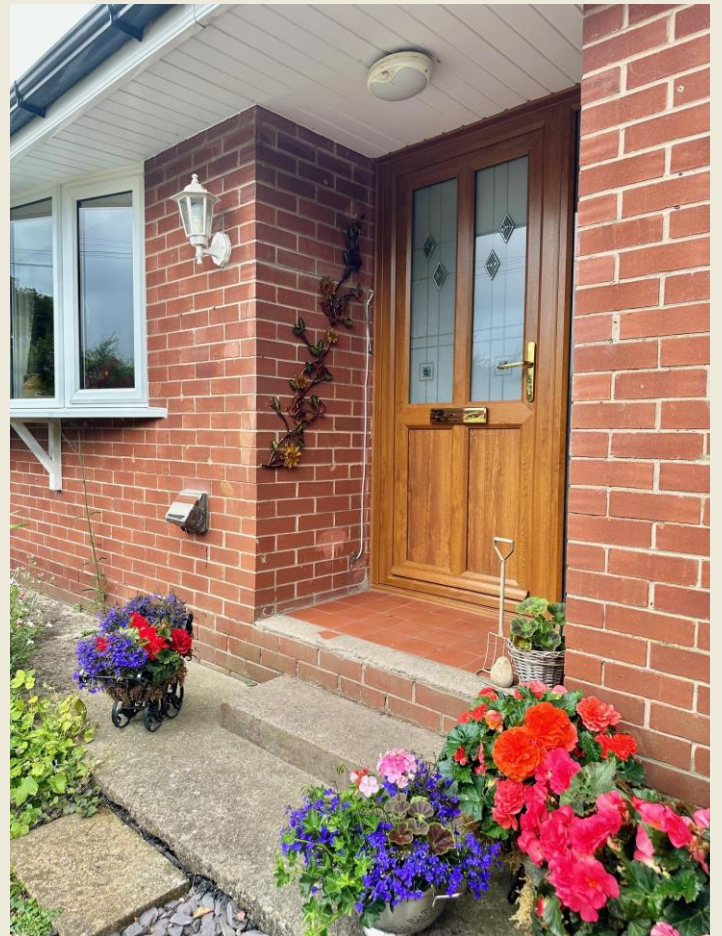
In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & 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:-

ENTRANCE HALL

LIVING ROOM





BREAKFAST KITCHEN

DINING ROOM OPENING TO CONSERVATORY





BEDROOM ONE

BEDROOM TWO



SHOWER ROOM





#### EXTERIOR

Glorious gardens are to be found at the delightful bungalow. In an elevated position, the property is approached up a sloped driveway which leads to the carport and a paved pathway leads to the entrance. Shale frontage with planting & super views across to fields. Gated side access to an inspiring richly stocked rear garden with deep shaped beautifully stocked borders planted with a wealth of cottage style flowering plants and shrubs. Timber pergola & decked corner entertaining / seating area. Additional decked area to the rear of the property which offers a pretty view. Timber painted picket fence opening to hard standing with oil tank & space for shed etc. Boasting privacy, the property although offering private gardens has the benefit of not being isolated and is within walking distance of The White Lion pub. Many delightful walks are found locally making this a wonderful spot particularly for anyone requiring a home in which to enjoy country pursuits.

EPC RATING: F

COUNCIL TAX BAND: D

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. Private drainage (installed February 2023 approx, shared septic tank with the neighbouring bungalow). Present agreement 50/50 split of costs paid quarterly. 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](mailto: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

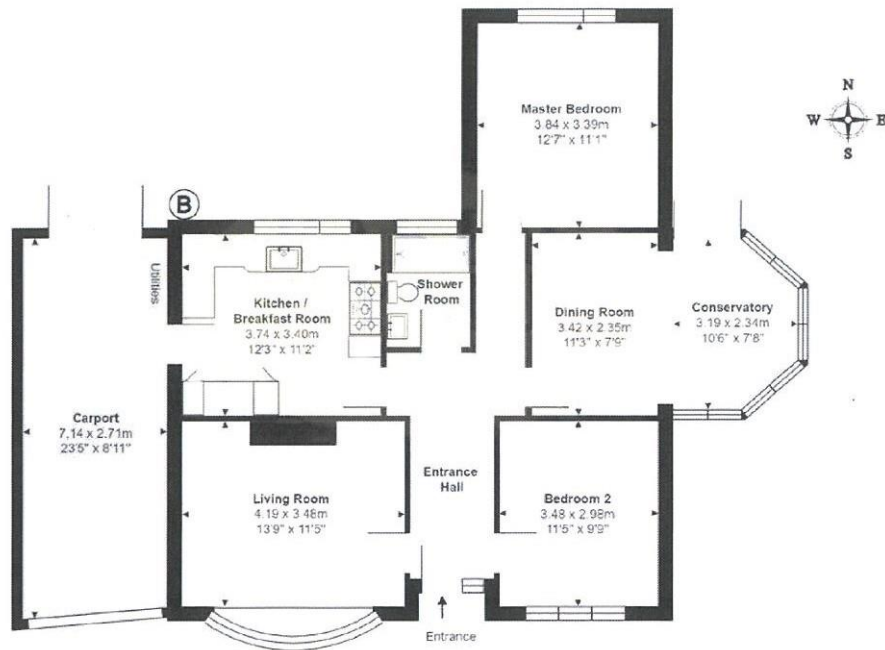
We can help you fund your new purchase with mortgage advice!

\*\* 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](mailto: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.







Approximate Gross Internal Area, 85.6 m<sup>2</sup> ... 921 ft<sup>2</sup> (excluding carport)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
 Floor plan produced by Green House EPC Ltd 2021