



**HOLLY COTTAGE, NEWTOWN ROAD, SOUND, NANTWICH, CHESHIRE, CW5 8BG**  
 Approximate Gross Internal Area: 132.7 m<sup>2</sup> ... 1429 ft<sup>2</sup> (excluding garage)  
 Whilst 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 Leon Sancese from Green House EPC Ltd 2023. Copyright.

MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Standing on a corner plot position in a pleasant semi rural location, the charming detached cottage offers a perfect blend of countryside tranquillity and modern convenience, being just a short 10-minute drive (approx) from the bustling town of Nantwich. There are three reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is plenty of room for the whole family to unwind and make this house a home. The potential for possible extension or reconfiguring opens up exciting possibilities to tailor this property to your exact needs, subject to necessary consents. Outside the property boasts twin driveways, offering convenient parking space for plenty of vehicles, motorhome, or indeed caravan etc. The generous lawned rear garden provides a peaceful retreat where you can enjoy the fresh country air and perhaps even cultivate your own little oasis & enjoy the life you would create in this semi-rural haven. NO CHAIN

### DIRECTIONS

Proceed from the Agents Nantwich office out of Nantwich along the A530 Whitchurch Road passing the lake on the right. Continue over h bridge to Sound primary school again on your right hand side and take the second right turn into Newtown Road. The property will be observed on the right hand side.

### DESCRIPTION

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NO CHAIN

### SOUND

An engaging semi rural village just a short drive away from Nantwich with fine countryside & magnificent country walks. There is also Sound Primary School a short distance away.

### NANTWICH

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

#### DINING ROOM

#### KITCHEN

#### SITTING ROOM

#### CLOAKS WC

#### FIRST FLOOR LANDING

#### BEDROOM ONE

#### BEDROOM TWO

#### BEDROOM THREE

#### BATHROOM

#### BEDROOM FOUR

#### EXTERIOR

The cottage stands in pleasant gardens predominantly to the rear with large lawn, hedging & trees.

The property benefits from ample off road parking with both a gravelled driveway to the front & a separate driveway to the rear continuing to the side (providing excellent space for motorhome/caravan etc). Bordered by hedging there is extensive opportunity to further cultivate the plot, erect a home office / cabin etc.

#### DETACHED GARAGE

Timber construction.

#### EPC RATING: E

#### COUNCIL TAX BAND: E

#### 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.

#### 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.