



'RICHMOND HOUSE' | MILL LANE | AUDLEM | CHESHIRE | CW3 0AY | OIRO £850,000





Delightfully nestled in a most idyllic & charming enclave yet within a short walk of the sought after highly desirable village of Audlem. This most enchanting, extended and sympathetically enhanced well appointed detached character cottage has been extremely thought out to now provide 'family friendly', versatile & beautiful accommodation seamlessly blending luxurious character and charm with contemporary flair and modern country style. Delightful accommodation perfectly compliments the generous gardens which is a most inspiring space to relax & entertain adjoining fields to the rear.

The gem of a property encapsulates the best of pretty country charm with space & versatility for a range of discerning buyers. The outstanding spacious detached country residence briefly comprises; Entrance Hall, Cloaks/WC, Kitchen Dining Family Room, Laundry Room, Drawing Room. (Potential annexe); Leisure / Formal Dining Room, Bedroom Five & Ensuite Shower Room.

First Floor Landing with Office space, Master Bedroom One with walk in wardrobe & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom with roll top bath & separate shower.

Double timber gates opening to the extensive shale driveway providing ample off road parking. Exceptional landscaped gardens with lawn, specimen shrubs, trees, flowering plants & paved seating areas to the rear and side with views over the fields. There is an excellent spacious paved entertaining & seating terrace directly to the front of the property which makes the most of the sublime location. Recently built high quality timber garage & store. Oil fired C.H & Double glazing throughout.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### 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 left by the historic Church, onto Stafford Street.

Proceed over the little bridge past the pretty chapel & take the third available left turn into the area known as 'Salford'. Turn right into Mill Lane & continue to the end where you will bear left & continue to the property.

#### 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 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







'L' SHAPED KITCHEN DINING FAMILY ROOM:-

FAMILY ROOM

KITCHEN DINER

LAUNDRY ROOM











DRAWING ROOM







POTENTIAL ANNEXE:  
LEISURE / FORMAL DINING ROOM



BEDROOM FIVE  
ENSUITE SHOWER ROOM







FIRST FLOOR LANDING WITH OFFICE SPACE

FAMILY BATH & SHOWER ROOM







BEDROOM TWO



BEDROOM THREE

BEDROOM FOUR







MASTER BEDROOM ONE

ENSUITE SHOWER ROOM

WALK IN WARDROBE







#### EXTERIOR

The outstanding residence is nestled in a wonderfully discreet & tranquil part of the village yet just a walk away from all amenities. Approached via a single track lane this leads to a small cluster of approx. three discreet homes. Large timber gates with brick pillars open to the extensive shale driveway which offers an extremely large space in which to park & maneuver. There is a spacious lawn with richly stocked borders, flowering beds and seating areas creating a most attractive backdrop to the property itself. Established planting & stone paved steps rise to the main entrance & entertaining terrace – which is the perfect spot to relax & party. The side of the property provides a charming spot to also sit & admire the view of fields to the rear with the paved pathway further extending further to the rear, again enabling the perfect place to relax & enjoy the vista. A recent addition to the residence is the outstanding high quality timber double garage with one gated & one open garage. For any car or motorbike enthusiasts there certainly a great place to securely store your items, simply use the space for storage or perhaps create a gym / leisure room.

#### DETACHED TWO CAR TIMBER GARAGE

#### EPC RATING:

#### COUNCIL TAX BAND:

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage.

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.







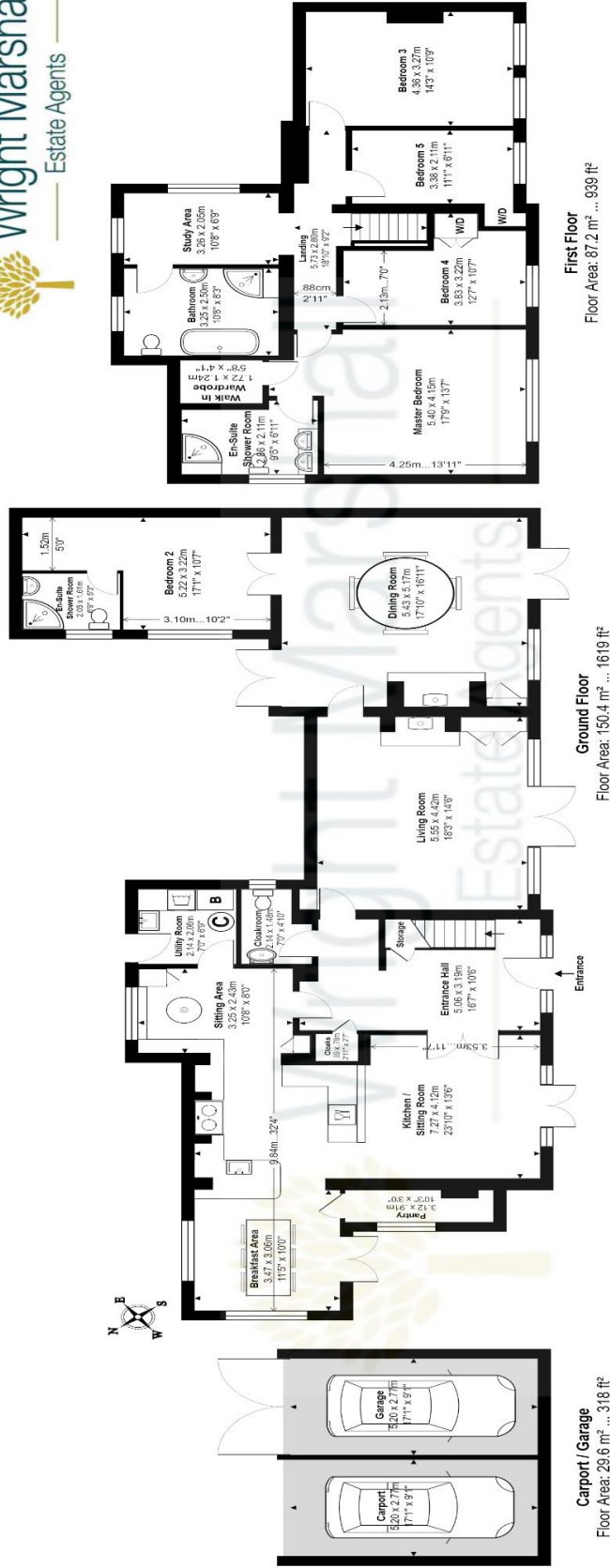












**RICHMOND HOUSE, MILL LANE, AUDLEM, CHESHIRE, CW3 0AY**

Approximate Gross Internal Area: 267.2 m<sup>2</sup> ... 2876 ft<sup>2</sup> Includes Carport / 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.  
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