



'THATCH VIEW' | WREXHAM ROAD | FADDILEY | CHESHIRE | CW5 8JE | OIRO £525,000



Delightfully nestled in a most pleasant rural village location surrounded by open fields yet within a short drive of historic Nantwich, the outstanding mature detached family size residence offers plenty of space and also allows buyers the opportunity to create their forever home.

The delightful accommodation presented over two floors perfectly compliments the generous gardens of which the rear adjoins open fields which is a most inspiring space to relax & entertain in. The gem of a property encapsulates the best of country living & versatility for a range of discerning buyers.

The outstanding spacious detached country residence briefly comprises;

Entrance Porch, Entrance Hall, Living Room, Formal Dining Room, Kitchen Diner, Rear Hall, Cloaks/WC, Garden Room (Office/Playroom/Snug). First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

An expansive gravelled driveway provides excellent parking space. Integral single garage. Lawned frontage with specimen tree & part hedging and fencing to boundaries. Side access to the rear garden. Boasting a large lawn, good size paved patio, little pond & delightful planting, the rear garden is a gem offering ample space for families to enjoy or for buyers to perhaps add a vegetable patch, summerhouse or garden cabin etc.

Oil fired C.H & Double glazing throughout.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed from the Agents office on High Street to the mini roundabout & turn right passing Morrisons Supermarket. At the next roundabout continue ahead on 'Waterlode' to the crossroads by the bridge. Turn left at the crossroads/traffic lights into Welsh Row & continue ahead and under the canal aqueduct towards the hamlet of Acton. Just by the historic Church turn left into Monks Lane & continue through the village of Burland proceeding ahead to the village of Faddiley. Proceed past Goodwill Hall (on your right) and the property will be observed further on, on the left hand side.

#### LOCATION

The areas of Faddiley & Burland are small settlements set within open countryside.

The property is located a short distance away from the pick-up and drop-off points for several top Cheshire private schools, including: Ellesmere College, Kings School (Chester), Queens School (Chester) and The Grange. There are several critically acclaimed restaurants within five miles of Faddiley itself; including: The Cholmondeley Arms (near historic Cholmondeley Castle), The Nags Head, and several well regarded public houses such as The Yew Tree and The Dysart Arms. The property lies near the small historic village of Acton and the larger town of Nantwich, which is mentioned in the Domesday Book, where the church dates from the 1200's and was the site of a major battle in 1643 between the Royalists and the Parliamentarians which is enacted every year.

Faddiley enjoys a wonderful position and is close to Swanley Marina on the Shropshire Union Canal (Llangollen Branch). Acton lies about 1 mile east, on the outskirts of the historic market town of Nantwich. It is a small village mentioned in the Domesday Book and the scene of a battle (1643) in the English Civil War. There is a thriving community centred around St Mary's Church, Village Hall, W.I. Young Farmers etc, and Acton Church of England Primary School.

#### NEARBY NANTWICH TOWN (ABOVE)

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 PORCH (9'8 x 4'2)

ENTRANCE HALL (10'8 x 10)





LIVING ROOM (19'8 x 10'11)





KITCHEN DINER (16'6 x 9'11)





FORMAL DINING ROOM (13'10 x 10'11)

REAR HALL

CLOAKS WC (4'11 x 2'10)

GARDEN ROOM (OFFICE / PLAYROOM / SNUG) (10'5 x 8'11)





FIRST FLOOR LANDING  
Built in airing cupboard.

MASTER BEDROOM ONE (12'6 x 10'11)

ENSUITE SHOWER ROOM (10'0 x 4'7)







BEDROOM TWO (13'1 x 10'11)

BEDROOM THREE (10'8 x 8'8)



BEDROOM FOUR (10'2 x 8'8)

FAMILY BATHROOM (9'11 x 6'7)





#### INTEGRAL SINGLE GARAGE / WORKSHOP (20'2 x 8'8)

#### EXTERIOR

An expansive gravelled driveway provides excellent parking space. Integral single garage.

Lawned frontage with specimen tree & part hedging and fencing to boundaries. Side access to the rear garden.

Boasting a large lawn, good size paved patio, little pond & delightful planting including climbing Clematis, Wisteria and beautiful flowering plants to the borders. The rear garden is a gem offering ample space for families to enjoy or for buyers to perhaps add a vegetable patch, summerhouse or garden cabin etc.

EPC RATING: F

COUNCIL TAX BAND: F

#### SERVICES

All mains water, drainage & electricity 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](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

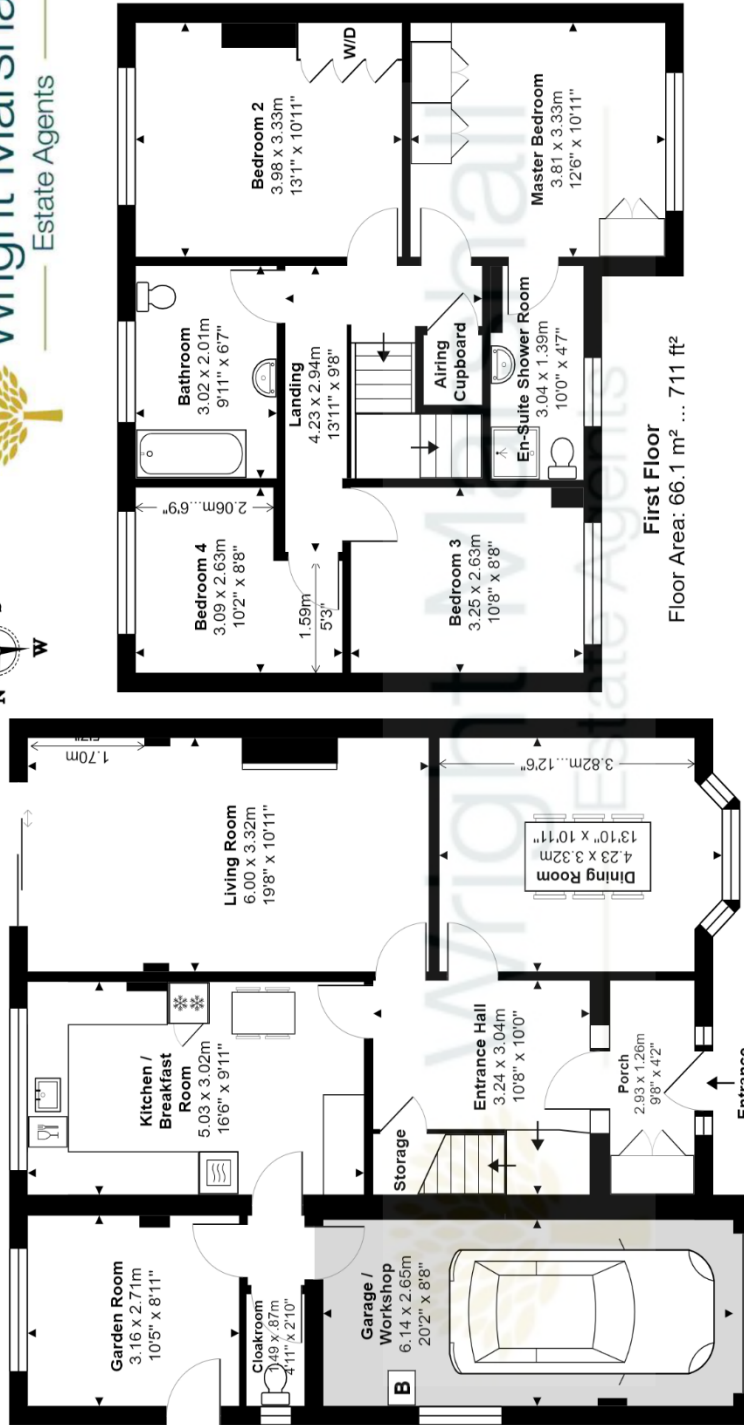
We can help you fund your new purchase with mortgage advice!

\*\* 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.







**THATCH VIEW, WREXHAM ROAD, FADDILEY, NANTWICH, CHESHIRE, CW5 8JE**

Approximate Gross Internal Area: 163.2 m<sup>2</sup> ... 1757 ft<sup>2</sup> Includes Garage / Workshop

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 2024. Copyright.