



3 CHURCH LANE | WISTASTON | CHESHIRE | CW2 8HB | OIRO £700,000





ENJOYING A WONDERFUL POSITION WITHIN A HIGHLY REGARDED LOCALITY AND STANDING  
IN MARVELLOUS LARGE MATURE LANDSCAPED GARDENS

An outstanding four bedroom, two bathroom detached period property of immense character & charm. Being superbly presented, the property enjoys well proportioned and elegant rooms throughout over two floors with highly individual appeal.

The beautifully presented interior is easily defined by its superb original design qualities including solid wood floors, stunning doors & wood paneling to the entrance hall.

The accommodation briefly comprises; Enclosed Entrance Porch, Entrance Hall, Living Room, Conservatory, Formal Dining Room, Snug, Kitchen Diner, Utility Room & Separate WC. First Floor Landing, Master Bedroom One with wardrobes & Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bath & Shower Room, Separate WC.

Gated entrance pillars opening to the spacious driveway with extensive parking for numerous vehicles. Detached Garage which may offer multi generational living scope if buyers are looking for annexe potential (subject to necessary consents).

The gardens are an absolute delight being of an incredibly generous size and featuring various 'zones' including shaped lawns, deep richly stocked borders with wonderful specimen shrubs, plants & trees.

There is a pretty ornamental pond, vegetable plot, patios, timber summer house & soft fruit cage.

In all, the fine home exudes timeless character with outstanding exteriors.







#### DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the first exit & at the next roundabout take the last exit onto Crewe Road. Proceed past the Peacock Hotel and turn left into Church Lane where the imposing property will be well set back from the road.

#### LOCATION - WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington & Crewe. Crewe main line railway station is approx. 2.5 miles distant, which offers a very good service to the surrounding centres of commerce, and indeed London-Euston (1hr 30min). Easy access is available at Jct. 16 onto the M6 motorway, being approximately 6 miles distance.

#### 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. 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.

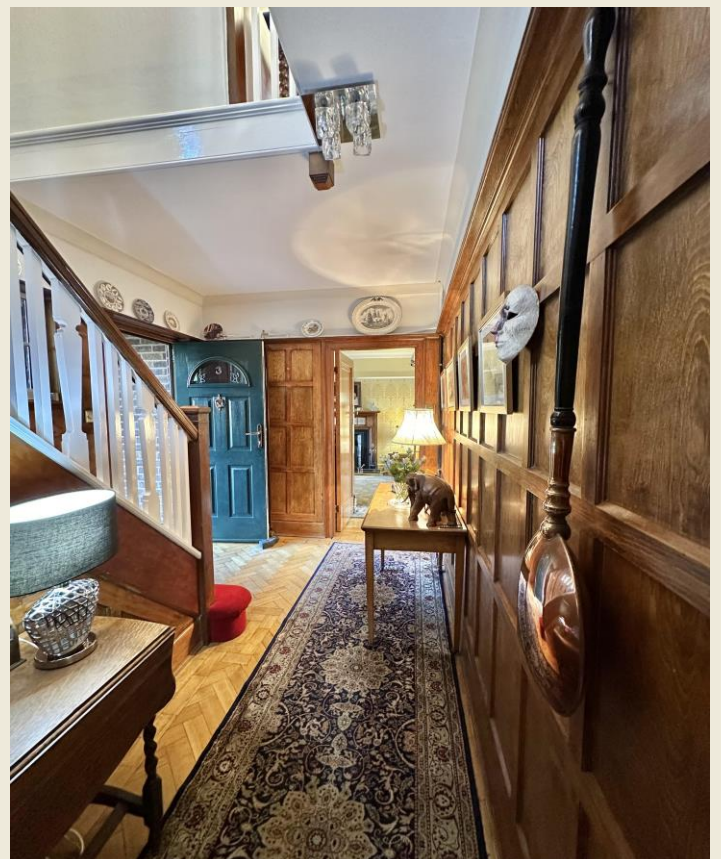




THE ACCOMMODATION:-  
With approximate dimensions comprises;

ENCLOSED PORCH

ENTRANCE HALL







LIVING ROOM







CONSERVATORY

FORMAL DINING ROOM

SNUG







KITCHEN DINER

UTILITY ROOM



SEPARATE WC





FIRST FLOOR LANDING







MASTER BEDROOM ONE

ENSUITE SHOWER ROOM







BEDROOM TWO



BEDROOM THREE

BEDROOM FOUR







FAMILY BATH & SHOWER ROOM

SEPARATE WC







## EXTERIOR

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EPC RATING: D

COUNCIL TAX BAND: G

## SERVICES

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



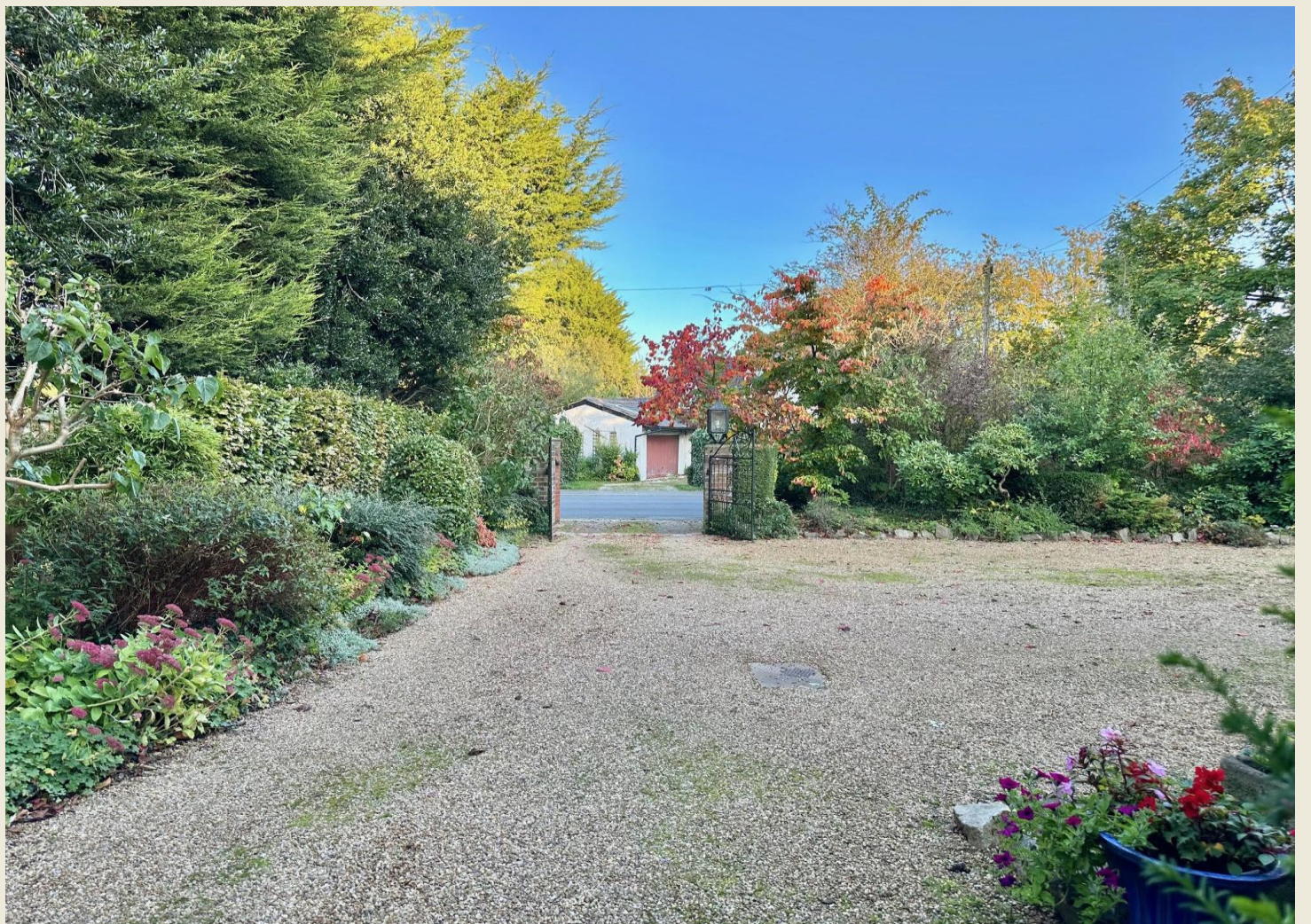




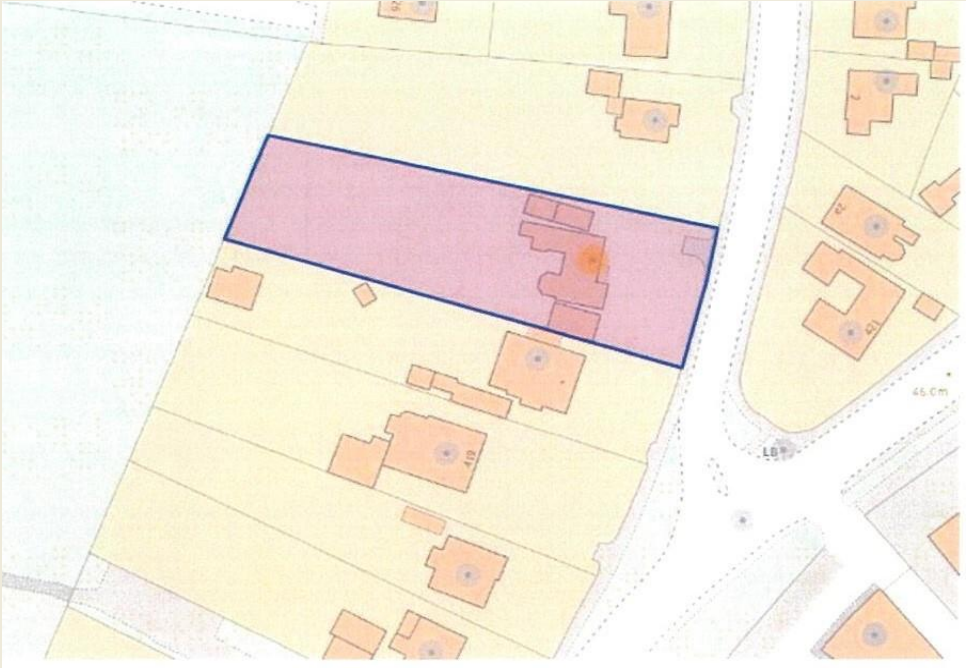














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Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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