



1 BOUNDARY WAY | ASTON | NANTWICH | CHESHIRE | CW5 8FW | OIRO £565,000



An engaging & incredibly attractive double fronted stylish village home of exacting specifications and beautifully appointed interiors. Nestled in the charming village of Aston, Cheshire, this stunning detached house is a true gem built circa 2021 by the renowned 'Joni Homes'.

The fine detached four bedroom, two bathroom house boasts a meticulous design and high-spec interiors, offering a blend of modern luxury and comfort with classic design.

The heart of this home is the outstanding open plan kitchen dining family room (Neff appliances) and being situated in a popular semi-rural village, this property offers the best of both worlds - a tranquil setting with convenient access to amenities. The stunning accommodation briefly comprises; Timber Porch to front, Spacious Entrance Hall, Cloaks WC, Open Plan Kitchen Dining Family Room, Living Room with 'Charnwood C4 Blu' wood burning stove with Serena limestone over mantel and corbels, Study/Playroom, Utility Room. First Floor, Master Bedroom One with vast elegantly appointed Ensuite Bath & Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

School bus pick-up points are nearby which makes the location is perfect for families with children. Don't miss the opportunity to own one of just four individually designed homes in this small cul-de-sac.

With excellent living space, this property provides a comfortable and stylish sanctuary for you to call home. Pleasant gardens, an attractive detached single garage & generous driveway complete the wonderful property.

VIEWING IS HIGHLY RECOMMENDED





NEARBY WRENBURY VILLAGE

DIRECTIONS

From the Agent's Nantwich Office proceed out of town along the A530 Whitchurch Road passing the lake & continue through Broomhall and Sound. Upon reaching the village of Aston turn left into Boundary Way marked by our for sale board, before the crossroads. The property will be observed on the right hand side.

ASTON & WRENBURY VILLAGE

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House plus 'Longmans Farm Shop & Cafe' one of the finalists for the Cheshire Life food retailer of the year. Wrenbury village is close by with its excellent facilities and various Primary Schools are located in Wrenbury, Sound & Audlem. Nantwich has Secondary & Primary Schools. Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council. The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line. The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres.

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. 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.

SPECIFICATION:-

Luxury fitted Condor Shetland Berber carpets. Tongue & groove cottage style internal doors and high quality ironmongery throughout. Feature staircase with Oak handrail. Eurocell casement windows with monkey-tail handles. Internet connection points for TV. Abundance of sockets in each room. 10 Year structural warranty. Solid timber traditional shaker style kitchen made by Lochanna Crafted with 10 year guarantee. Minerva worktop with 10 year guarantee. Glaze effect Renaissance fine ceramic tiles to splashback. 3 Amp light fittings for switching mood lighting on/off at the main switch. Internet connection point & TV point for wall mounted TV. Neff integrated double oven, ceramic induction hob, dishwasher & extractor fan. Prima microwave & extractor fan, integrated fridge freezer. Bathrooms with shaker style bathroom furniture made by Calypso. Calypstone worktop (solid, waterproof & antibacterial material made of mixed granite granules and acrylic resins. Easy clean shower doors. Electric thermostatic chrome towel radiator. Utility room; space & plumbing for both washing machine & tumble dryer. Mitsubishi air source heat pump - eco friendly heating system with white panelled radiators throughout. Wyresdale Abbey traditional setts block paved drive. Indian stone patio/pathways. Black cast iron effect guttering/downpipes. Eurocell uPVC windows & doors with secure locking system. Detached single garage built to residential specification-easily modified into a home office, gym or treatment room (subject to any necessary consents). Garador garage door, power & light. External power point suitable for EV car charger point installation.



THE ACCOMMODATION:-

OPEN TIMBER PORCH

SPACIOUS ENTRANCE HALL

CLOAKS WC



KITCHEN DINING FAMILY ROOM





SITTING ROOM





UTILITY ROOM

FIRST FLOOR LANDING





MASTER BEDROOM ONE

LUXURIOUS ENSUITE BATH & SHOWER ROOM





FAMILY BATHROOM



BEDROOM THREE



BEDROOM FOUR



BEDROOM TWO

EPC RATING: B

COUNCIL TAX BAND: E



EXTERIOR

The property offers delightful manageable gardens to both the front & rear which adjoin the village cricket club beyond the rear fence. There is a generous block paved driveway (Wyresdale Abbey traditional setts) which provides excellent off road parking leading to a highly attractive detached single garage. A paved pathway leads to the main entrance with stunning timber porch, and there are pretty planting schemes. A timber gate to the side provides access to the full safe & enclosed rear lawned garden with its fantastic Indian stone entertaining patio, again there is a pretty cottage style planting scheme to add a touch of colour. Electric car point. Black cast iron effect guttering/downpipes. External tap.

DETACHED SINGLE GARAGE: Detached single garage built to residential specification-easily modified into a home office, gym or treatment room (subject to any necessary consents). Garador garage door, power & light

SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Mitsubishi air source heat pump - eco friendly heating system with white panelled radiators throughout & chrome heated towel rails to both the main bathroom & ensuite. 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

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 & PLAN/S

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.

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.



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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

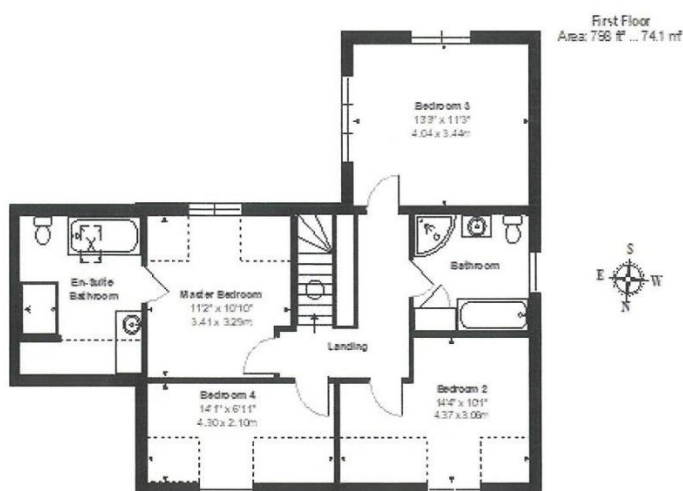
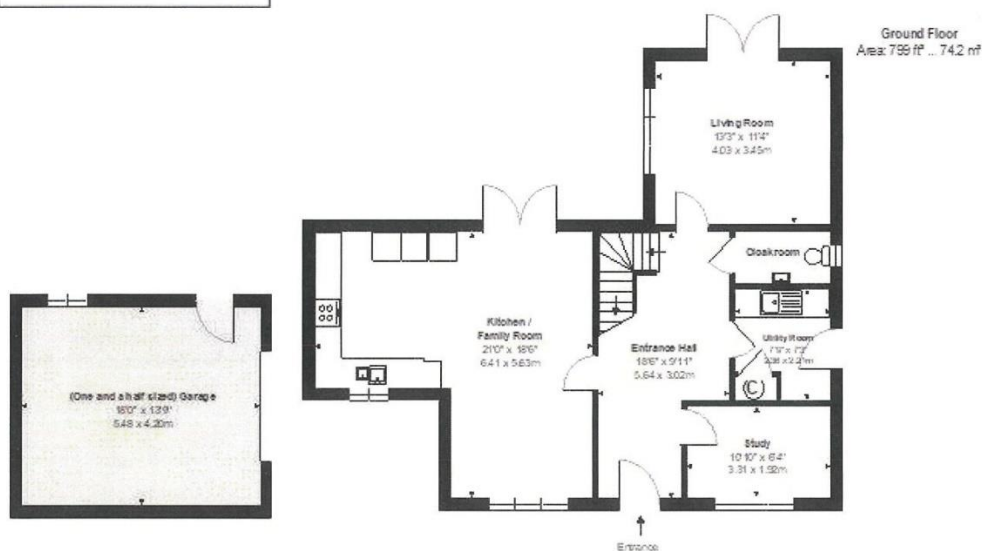
We can help you fund your new purchase with mortgage advice!

** 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.







Approximate Gross Internal Area: 1596 ft² ... 148.3 m² (Excludes Garage)

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 2020.

Please note: The actual layout of No 1 is a mirror image of the above floor plan

Wright Marshall
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