



'PEMBERLEY' | NO. 1 SNAPE HALL GARDENS | SNAPE LANE | WESTON | CHESHIRE | CW2 5NB | OFFERS OVER £750,000





Standing in a glorious small exclusive enclave of stunning, high specification detached properties amidst a superb rural setting approached through electric gates & affording beautiful views over fields to the rear beyond the generous lawned gardens provide plenty of space for relaxing & entertaining. The extremely distinctive & sleek individually designed residence features magnificent living space & versatile chic interiors over two floors. The elegant interiors enjoy a high degree of natural light throughout.

Briefly comprising; Entrance Hall with impressive full height ceiling, Cloakroom WC with pocket door & automatic light, a magnificent expansive Kitchen Dining Family Room with integrated appliances, large island & full width sliding doors fully opening to the garden, Utility Room, Living Room with wood burning stove. Formal Dining Room/Bedroom Four. Galleried First Floor Landing, Master Bedroom One with angular full height window & Juliet balcony boasting impressive views, Luxurious Ensuite Shower Room, Bedroom Two, Bedroom Three, Luxurious Bathroom. The gardens are of an excellent size enabling purchasers to fully use the space for their own requirements & create a garden to suit them. Presently laid to lawn there is a mature Oak tree, soft planting, hedging, fencing & large patio being the perfect spot for entertaining & enjoying the last of the evening sun in the Summer.

There is also a long raised vegetable bed & gravelled pathways. An attached double garage with electrically operated remote door provides wonderful parking space together with the double width & double length driveway. In all the sophisticated property offers a slice of idyllic country life whilst being just a short drive from Nantwich town centre, and is sure to appeal to discerning purchasers looking for an exceptional country home within a secure setting which offers easy to maintain but incredibly beautiful & bold accommodation. Air source heat pump for the heating, underfloor heating to both the ground & first floors. BT Fibre to the property. On construction the house was awarded an EPC rating of B. Since then our client has fitted solar panels and a Tesla battery for electricity storage therefore there is likely to be an improvement to the overall rating.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed through the village of Hough to the roundabout. Turn left (signed for Weston) and continue. Turn right into Snape Lane. The entrance to Snape Hall Gardens will be observed on the left hand side with No 1 being observed directly on the left.



#### LOCATION - WESTON

Weston is a popular village with historic pub & range of residential homes. Easy access for commuters is on hand particularly for the M6, A500 & mainline railway station linking Crewe to London Euston.

It is also home to Wychwood Park which an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, there is an impressive golf course, club house & a hotel with conference facilities. Access to various footpaths & walks around the development are available.

#### 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.

#### SPECIFICATIONS & OVERVIEW

'Snape Hall Gardens' was created with contemporary efficient living in the forefront of the design and was completed in approx 2022 to an impeccably high standard.

Constructed to exacting specifications both internally & externally incorporating the highest quality fixtures and features and commanding an outstanding rural position within a small select gated development of just five superior properties set off a pretty country lane, there are pleasant aspects to be enjoyed over Cheshire countryside.



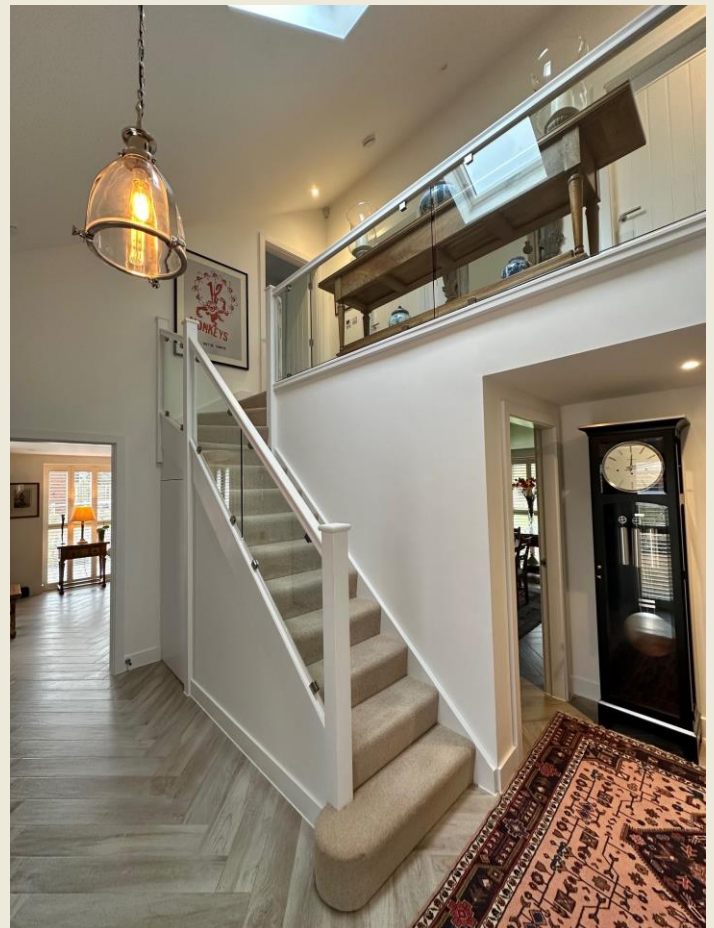


Incorporating fixtures and features of the highest calibre with superb contemporary design throughout, the properties are the epitome of sleek & chic style within rural surroundings. In brief the outstanding fixtures & fittings include: Designer 'SieMatic' kitchen from Zest of Chester with high end integrated appliances including wine fridge, double integrated fridge freezer, integrated dishwasher, double oven with microwave combination, Quartz worktops to both the kitchen and utility room, wood burner to the living room. Juliet Balcony to the spacious master bedroom suite. White wooden staircase with glass balustrade. Luxury bathrooms from 'Ceramic Tile'. Stunning Herringbone tile flooring to the downstairs. Underfloor heating to both ground and first floors. Air source heating & BT Fibre to properties.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL







CLOAKS WC 5'5 x 5

FORMAL DINING ROOM / BEDROOM FOUR 16 x 9







KITCHEN DINING FAMILY ROOM 18 x 24

UTILITY ROOM 6'5 x 5'5











LIVING ROOM 24 x 12







GALLERIED FIRST FLOOR LANDING







MASTER BEDROOM ONE 24 x 18 (overall including the ensuite)







LUXURIOUS ENSUITE SHOWER ROOM







BEDROOM TWO 24 x 12







LUXURIOUS BATHROOM 11 x 6

BEDROOM THREE 14 x 9







#### ATTACHED DOUBLE GARAGE

Electrically operated remote door with personal door to side. Full width bi folding doors opening to the rear garden & also providing a fabulous view.

#### EXTERIOR

Approached along a pleasant country lane the distinctive property nestled amidst an enclave of just five properties, 'Pemberley' is approached through electric gates (intercom system) where the Tarmacadam driveway leads to the property being on the left hand side. The position is super with large lawned gardens, double width & double depth driveway enabling superb parking provision. Timber gate opening to gravelled pathways amidst the gardens with a generous paved pathway being in the perfect spot to enjoy breathtaking sunshine & sunsets with the South facing direction. A raised vegetable bed makes for easy gardening & a mature Oak tree gives a pretty area of interest. The garden is essentially ripe for buyers to further cultivate if required and offers excellent opportunities for a variety of uses.

EPC RATING: B

COUNCIL TAX BAND: F







#### SERVICES

Air source heat pump for the heating, underfloor heating to both the ground & first floors, mains water & electricity, private shared waste management system. Solar panels fitted. 'Tesla' battery.  
BT Fibre to the property. 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.









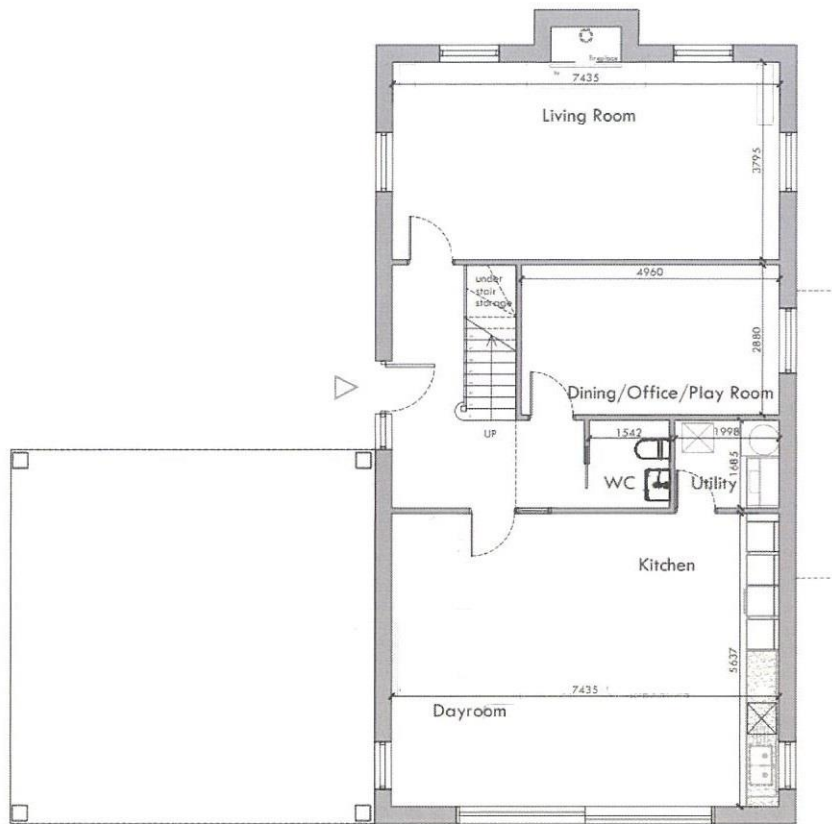


## Plot 1 - Pemberley

Gross Internal Area:

Dwelling: 206m<sup>2</sup> / 2218ft<sup>2</sup>

Carport: 50m<sup>2</sup> / 542m<sup>2</sup>



Ground Floor Plan  
Scale 1:50

Note: All floor plans are intended to give a general indication of the proposed layout only. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. All dimensions are not intended to form part of any contract.

## Floorplan 2

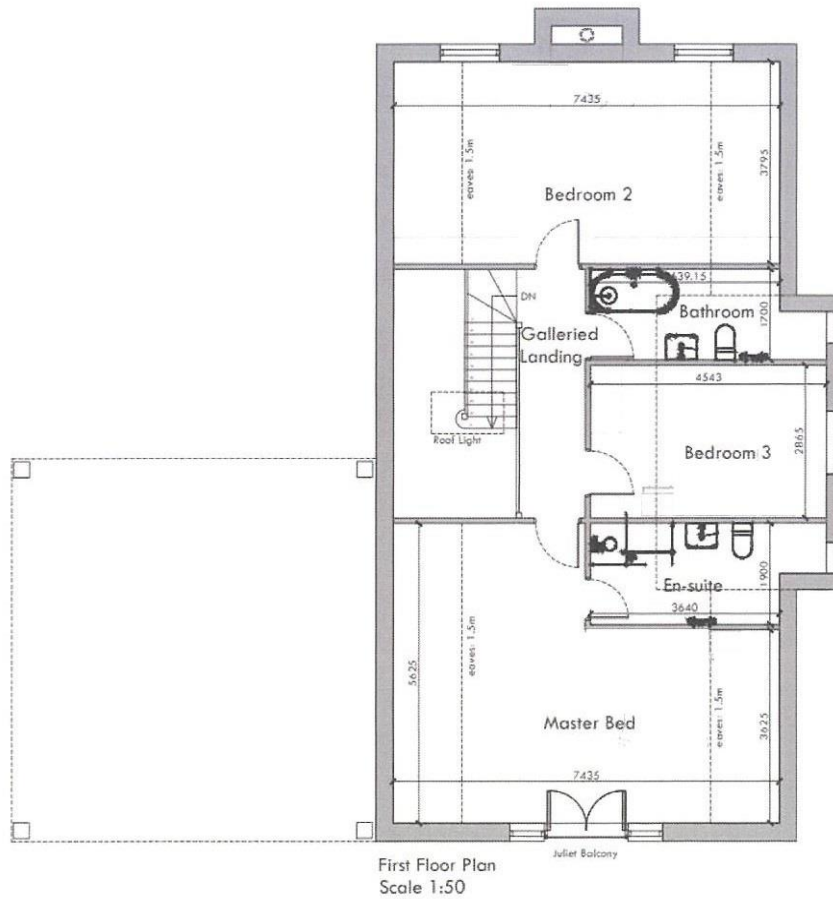


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Wright Marshall  
Estate Agents

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