



'THE MEADOWS' | 21 SPRINGFIELD DRIVE | WISTASTON | CHESHIRE | CW2 6RA | GUIDE PRICE £580,000



Positioned within a mature well established locality discreetly nestled amidst large gardens & grounds sits 'The Meadows'. Remaining within the same family for over 40 years, this cherished home has been a tranquil yet highly convenient haven for the family who are now ready to pass the baton over for new owners to fully enjoy. So rare is this property it makes it an immense opportunity for owners occupiers yearning to enjoy glorious surroundings, a comfortable home and with ability to add their own flair and style to make a truly delightful forever home.

The generous garden features a large lawn and well stocked borders presented in a 'parkland style' with much character and the seating areas provide wonderful spots in in which to relax, socialise and entertain and fully immerse yourself in the richness & unique position of your surroundings.

The distinctive individually designed property briefly comprises; Entrance Hall, Cloaks WC, Living Dining Room, Kitchen Breakfast Room, Utility Room, Sitting Room. First Floor Landing, Master Bedroom One, Bedroom Two (both bedrooms may access a balcony with glorious garden view), Bedroom Three, Bedroom Four, Family Bath & Shower Room. Two loft rooms re accessed from the first floor landing via drop down ladder.

With a gated impressive entrance and large driveway / forecourt there is also a high quality detached two storey garage offering potential annexe / multi generational living, opportunities of this nature are becoming few & far between affording scope for owner occupiers or indeed developers to maximise the potential in front of them as there are so many ways in which to further evolve this fantastic individual property.

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. At the 'Wells Green' traffic lights junction, turn right into Rope Lane & turn immediately right into Springfield Drive. Follow the road bearing right, where the property will be observed on the left hand side.

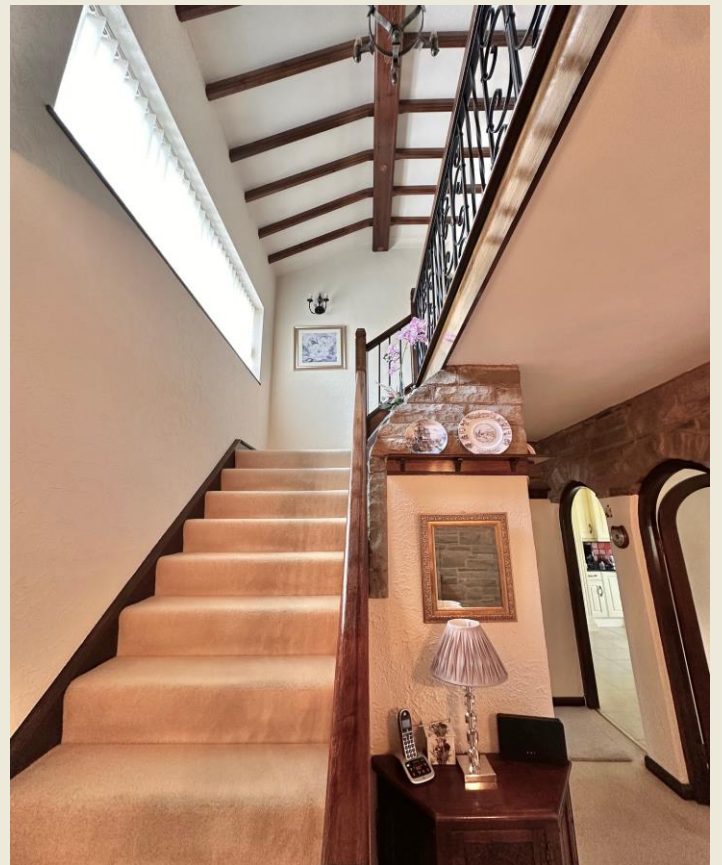
WISTASTON

The property is situated in Wistaston, amidst a variety of varied property types. Local amenities include Doctors' and Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store and Post Office and a regular bus service between Crewe & Nantwich. A range of schooling facilities are available within the area, also Nantwich, Shavington and 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 and Jct 17 onto the M6 motorway, being approximately 6 miles distance.

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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 5'7 x 3'2

CLOAKROOM WC 5'10 x 5'4



LIVING DINING ROOM

LIVING AREA 21'5 x 14'0

DINING AREA 17'5 x 14'0





KITCHEN BREAKFAST ROOM 17'3 x 12'9



UTILITY ROOM (FORMER GARAGE) 17'7 x 9'6





SITTING ROOM 13'9 x 13'0

FIRST FLOOR LANDING



FAMILY BATH & SHOWER ROOM 9'11 x 9'0





MASTER BEDROOM ONE 13'11 x 13'0



BEDROOM TWO 12'9 x 11'8



ROOF TERRACE / BALCONY 11'5 x 7'0
(ACCESSED FROM BEDROOMS ONE & TWO)





BEDROOM THREE 10'11 x 9'11

BEDROOM FOUR / STUDY 10'6 x 7'11



LOFT SPACE ACCESSED VIA DROP DOWN LADDER:-

LOFT ROOM ONE 17'1 x 8'9

LOFT ROOM TWO 24'1 x 8'8





EXTERIOR

The property stands within a generous garden plot incorporating an impressive gated entrance driveway opening to a spacious courtyard forecourt / turning space with plenty of space for vehicles, motorhomes etc.

There is a detached high quality double garage with expansive room over affording annexe potential (multi generational living, home business / studio use etc).

The potential is enormous for discerning buyers wishing to purchase The Meadows in which to enjoy living in the wonderful imposing residence which can easily facilitate varied uses.

DETACHED TWO STOREY DOUBLE GARAGE (POTENTIAL ANNEXE)

DOUBLE GARAGE 22'9 x 14'9

LOFT ROOM / PLAY ROOM / GYM 22'9 x 14'9

EPC RATING: D

COUNCIL TAX BAND: F

SERVICES

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

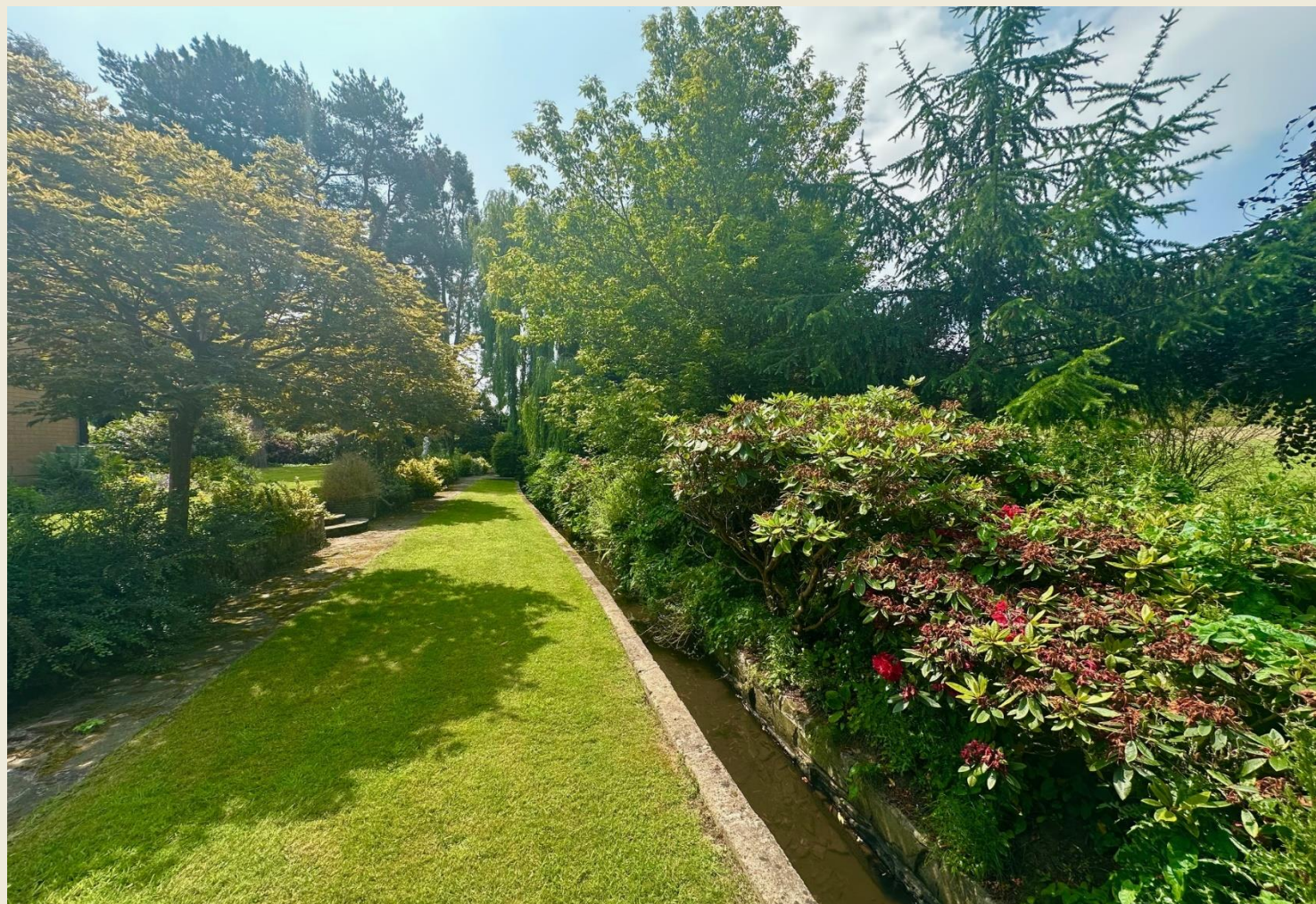
FINANCIAL ADVICE

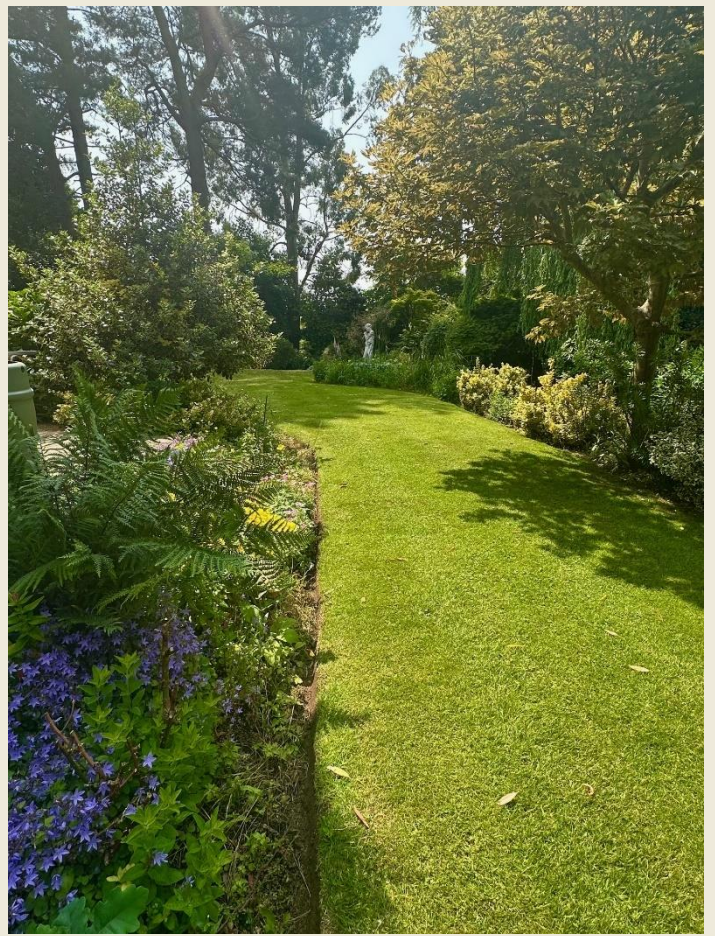
We can help you fund your new purchase with mortgage advice!

** 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, so we can discuss your requirements further **

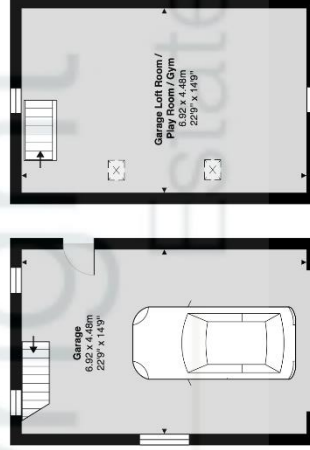
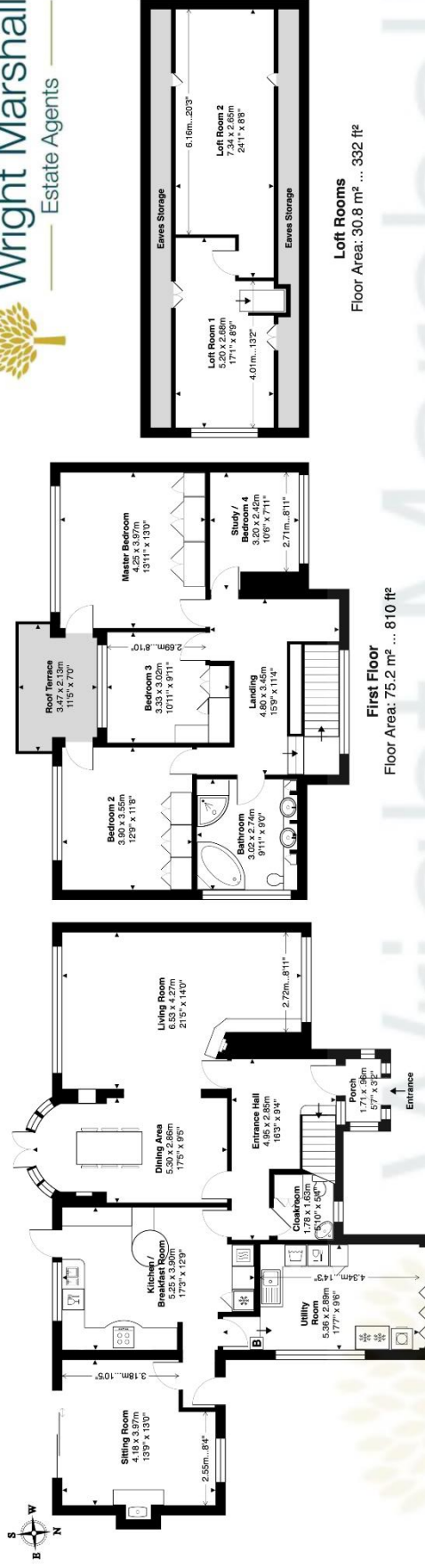
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





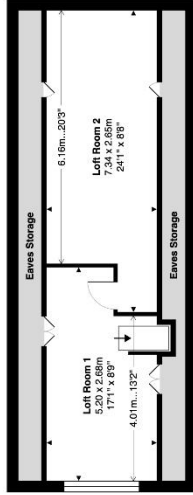






First Floor
Floor Area: 75.2 m² ... 810 ft²

Loft Rooms
Floor Area: 30.8 m² ... 332 ft²

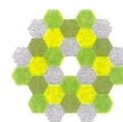


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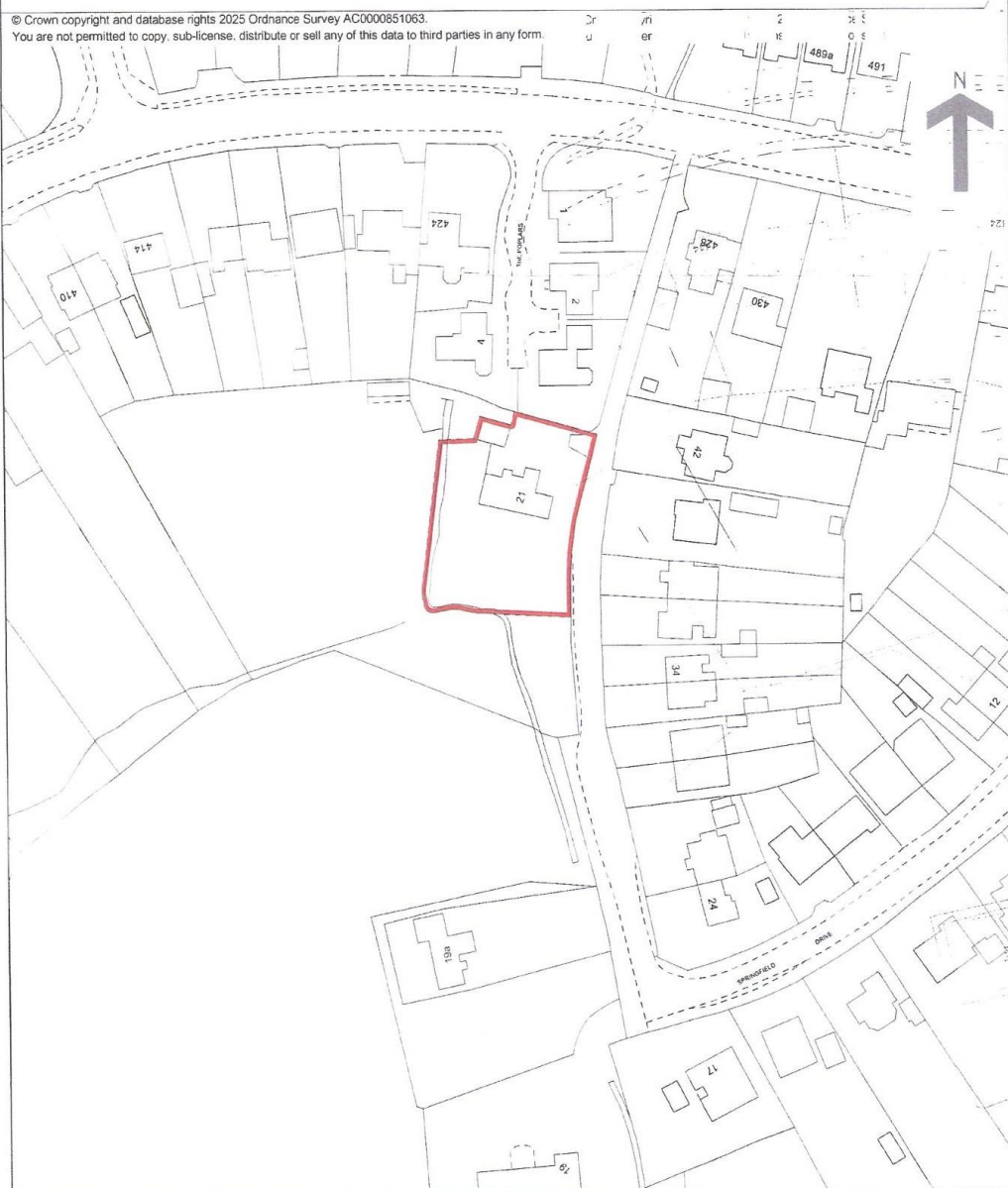
All Building Parts Approximate Gross Internal Area: 307.6 m² ... 3311 ft² (excluding roof terrace, eaves storage)
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
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HM Land Registry
Official copy of
title plan

Title number CH744079
Ordnance Survey map reference SJ6853SE
Scale 1:1250
Administrative area Cheshire East



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It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.

Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Birkenhead Office.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk