



43 CHURCH WAY | WYBUNBURY | NANTWICH | CHESHIRE | CW5 7SB | OIRO £550,000





## LUXURIOUS FAMILY RESIDENCE IN A WONDERFUL SEMI RURAL VILLAGE

Refined family friendly elegant interiors, cosy features including gas stove, South facing garden & 'wow' open views. Nestled in the charming village of Wybunbury this impressive six bedroom, three bathroom detached house offers a perfect blend of space, comfort, and modern living with inspiring interiors over three floors. Ideal for families seeking room to grow or those who enjoy hosting guests, each bedroom is designed to provide a peaceful retreat, ensuring restful nights and a welcoming atmosphere. The house boasts three well-appointed bathrooms, making morning routines a breeze for busy households. The layout is thoughtfully designed to maximise both privacy and communal living, allowing for a harmonious balance between family time and personal space.

Briefly comprising; Entrance Hall, Living Room with gas stove, Kitchen Dining Breakfast Room opening to Conservatory, Utility Room & Cloaks WC.

Spacious First Floor Landing, Master Bedroom One with luxurious Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Shower Rom. Second Floor Landing, Bedroom Five with impressive views, Bedroom Six/Office & Bathroom. (The second floor could in fact be used as a complete master suite if preferred). Ample parking is featured by way of the Tarmacadam front driveway with border detail & attractive hedging to raised planter. Side timber gate to the rear. The lawned rear garden is easy to maintain with a paved entertaining / seating area, gabion & the most inspiring open view over adjoining fields.

Wybunbury is known for its picturesque surroundings and friendly community, making it an excellent choice for those looking to settle in a tranquil yet vibrant area. The property is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This home is not just a place to live; it is a sanctuary where memories can be made. With its spacious interiors and desirable location, this property presents a wonderful opportunity for anyone looking to invest in a family home in Cheshire. Do not miss the chance to make this delightful house your new home.

**VIEWING IS IMPERATIVE TO APPRECIATE THE PROPORTIONS & STYLE WITHIN THE GLORIOUS HOME**







#### DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street & continue ahead at the mini roundabout. Take the last exit at the 'Churches Mansion' roundabout onto London Road and proceed over the level crossing. At the traffic lights turn right, continuing onto the A51, and at the next set of traffic lights turn left. Take the left turn onto Wybunbury Lane, follow to the end and turn right onto Main Road, Wybunbury. Turn right into Church Way & continue following the road where the property will be observed on the left hand side.

#### WYBUNBURY VILLAGE

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment. **SCHOOLS:** Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, [office@wybunburydelves.co.uk](mailto:office@wybunburydelves.co.uk)

Pre-School, direct dial mobile tel no. 07890 906250, email:

[wybunburypreschool@hotmail.co.uk](mailto:wybunburypreschool@hotmail.co.uk)

#### 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







ENTRANCE HALL 17'5 x 5'8







LIVING ROOM 17'11 x 11'7







KITCHEN BREAKFAST DINING ROOM 26'3 x 13'0







CONSERVATORY 12'1 x 9'5

UTILITY ROOM 7'11 x 7'9



CLOAKS WC 4'4 x 2'10







FIRST FLOOR LANDING 12'1 x 12'0







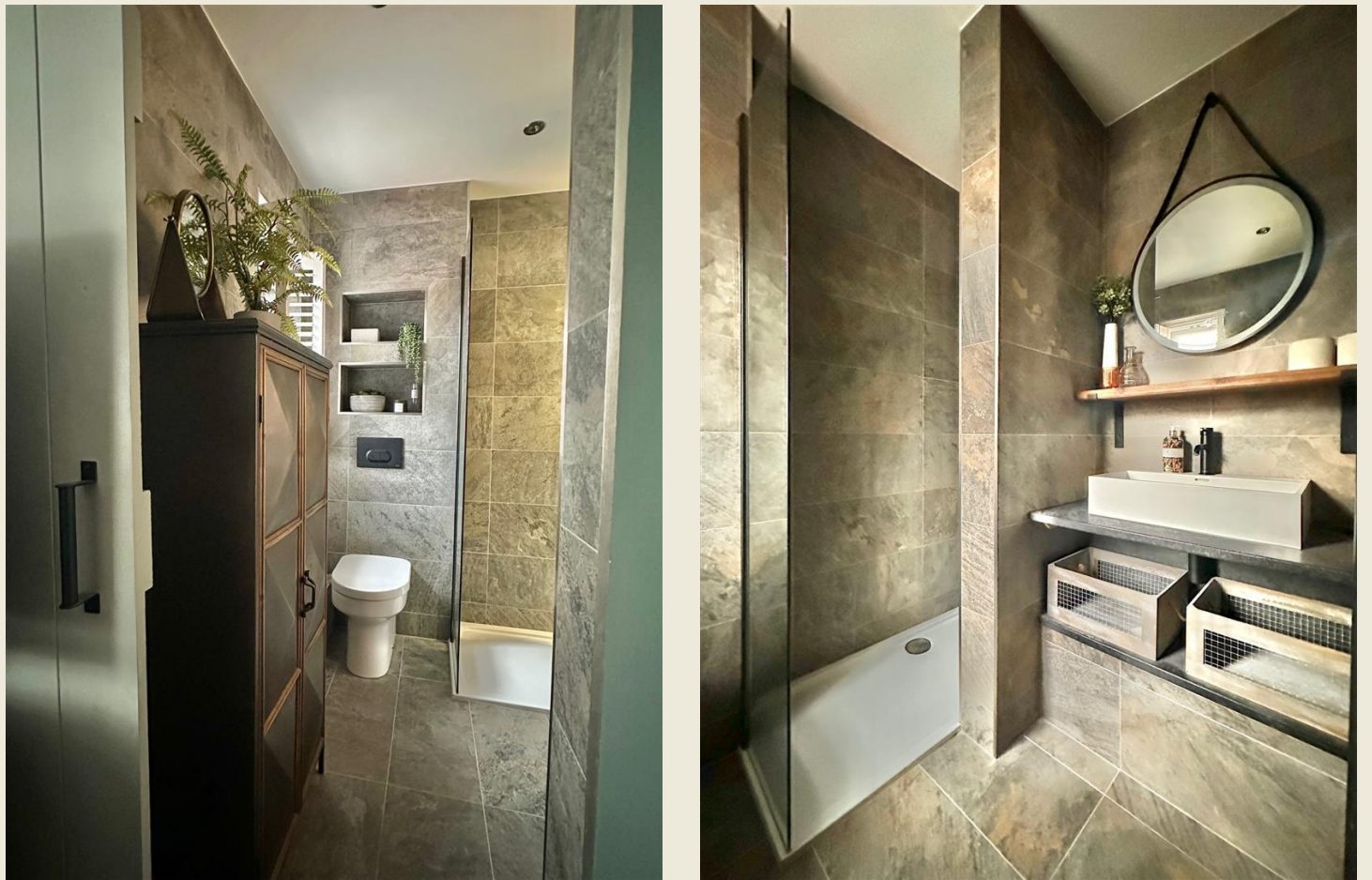
MASTER BEDROOM ONE 19'4 x 11'5







ENSUITE SHOWER ROOM 7'3 x 5'9







BEDROOM TWO 13'7 x 9'0

BEDROOM FOUR 12'3 x 8'2

BEDROOM THREE 12'0 x 8'11







FAMILY SHOWER ROOM 7'9 x 6'6







SECOND FLOOR LANDING 7'7 x 6'1



BEDROOM FIVE 14'4 x 11'0

BEDROOM SIX / OFFICE 14'1 x 6'2

BATHROOM 7'9 x 7'8







#### EXTERIOR

The wonderful property stands within a sought after village and boasts an exceptional open South facing vista over open fields to the rear making it a special proposition for buyers. The lawned rear garden is of an incredibly manageable size with feature stone gabion, raised flower bed & paved seating / entertaining area. Being south facing, the rear garden enjoys wonderful outlooks which further enhances the charming position. For busy house holds with vehicles to accommodation, there is a wonderfully generous Tarmacadam & border detail front driveway with raised hedging planter. Side access through timber gate to the rear garden.

STORE ROOM: 8'2 x 8'2

EPC RATING: C

COUNCIL TAX BAND: E

#### SERVICES

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

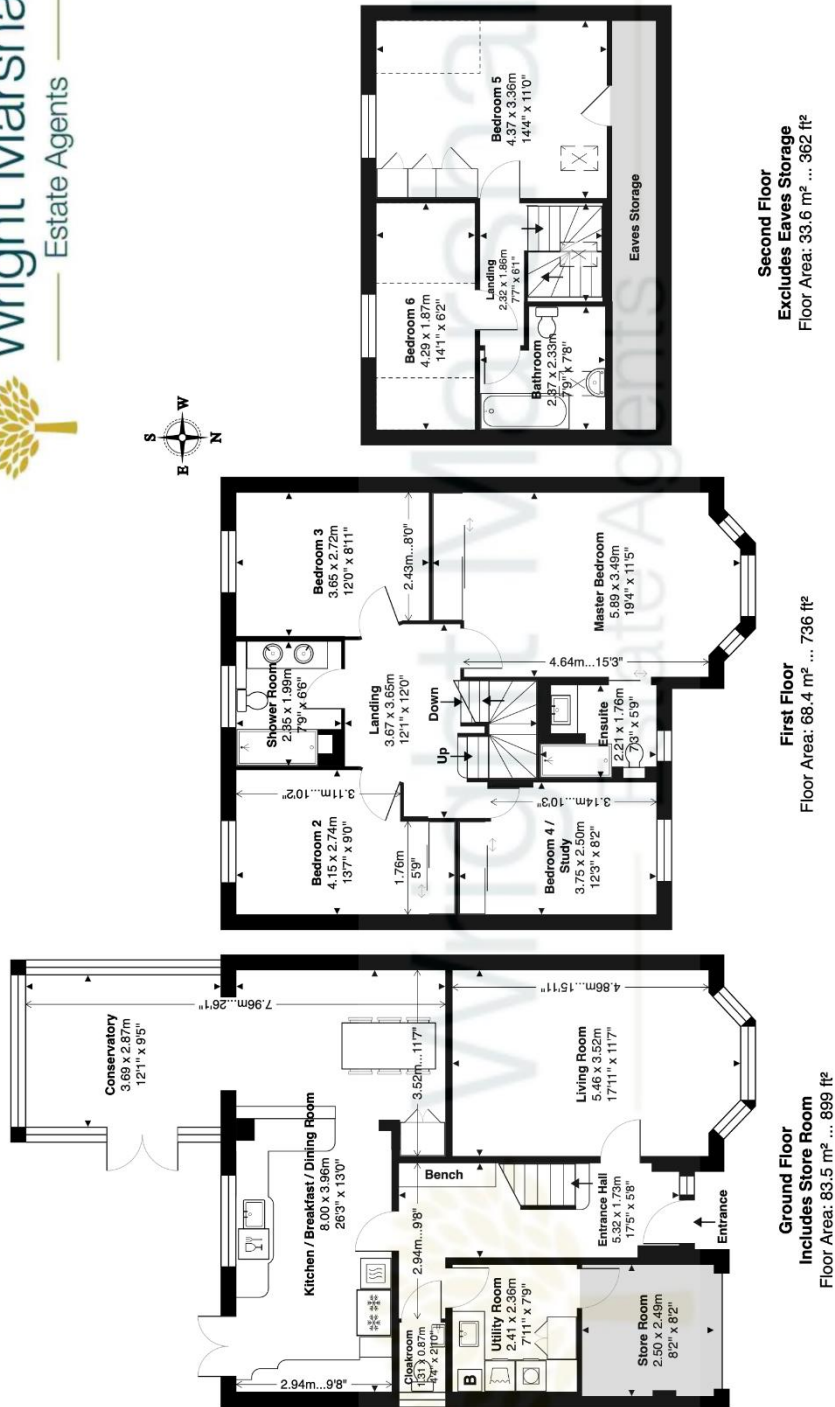












**43 CHURCH WAY, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7SB**

Approximate Gross Internal Area: 185.6 m<sup>2</sup> ... 1997 ft<sup>2</sup> (Including Store Room, excluding eaves storage)

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 Sance from Green House EPC 2025. Copyright.