



Green Lane Cottage, 22 Green Lane, Audlem CW3 0ES





A simply superb detached four bedroom period cottage of immense character, charm and appeal within Audlem village standing in delightful established gardens and enjoying attractive aspects towards the canal providing well presented accommodation. Viewing highly recommended. NO CHAIN.

- A charming detached period cottage
- In a fine position standing in established gardens within Audlem
- Affording attractive features and exuding character
- With lovely surrounding aspects with open fields to front and canal
- Four bedrooms, en-suite and bathroom
- Four reception rooms, fully appointed kitchen, utility room, cloakroom and study
- Enjoying an elevated and private position
- Large driveway and gardens extending to all sides
- Early completion available
- NO CHAIN

Agents Remarks

This charming period cottage stands in a fine elevated position within established gardens and is situated overlooking an open field and the canal just beyond being only 300 yards from the centre of historic Audlem. The cottage retains much of its original character and charm and provides versatile ground floor accommodation with a range of appealing features. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

Property Details

An attractive gateway leads over a large sweeping gravel driveway and an iron brick path leads through front gardens to:



Oak Framed Pillared Porch 6' 10" x 4' 6" (2.08m x 1.37m)

A door leads to:

Entrance Hall 9' 10" x 6' 10" (3.00m x 2.08m)

With Yorkstone floor, partially vaulted ceiling incorporating rooflight, ceiling beam and a doorway leads to:

Inner Hall

With stairs ascending to first floor, under stairs cupboard, Yorkstone floor, radiator and a doorway leads to:

Living Room 17' 0" x 12' 0" (5.18m x 3.66m)

An attractive reception room with a central fireplace upon recessed hearth and mantel over incorporating a multi-fuel heater, radiators, double glazed windows to front and rear elevations and French doors to garden.

Study 9' 9" x 6' 9" (2.97m x 2.06m)

With double glazed window to side elevation and radiator.

Sitting Room 12' 0" x 9' 9" (3.66m x 2.97m)

With double glazed windows to front and side elevations, central fireplace upon brick hearth incorporating multi-fuel heater, ceiling beams, wall light points and radiator.

Kitchen 12' 0" x 12' 0" (3.66m x 3.66m)

With a range of shaker style base and wall mounted units, plate rack, attractive granite working surfaces, breakfast bar, one and a half bowl sink unit with mixer tap, Rayburn oil fired kitchen range, integrated dishwasher, integrated fridge, Yorkstone floor, ceiling beams, double glazed windows to front elevation and open access leads to:

Breakfast Room 10' 6" x 8' 9" (3.20m x 2.67m)

With Yorkstone floor, double glazed window to rear elevation incorporating plantation shutters, ceiling beams and radiator.

Side Hall/Utility Room 9' 5" x 8' 8" (2.87m x 2.64m)

With Yorkstone floor, wall mounted cupboards, plumbing for washing machine, radiator, recessed ceiling lighting, stable door to outside and a door leads to:

Cloakroom

With WC, wash basin, Yorkstone floor, double glazed window and radiator.

First Floor Landing

With ceiling beams, radiator, access to loft and a door leads to:



Master Bedroom 12' 6" x 9' 9" (3.81m x 2.97m)

With double glazed windows providing lovely aspects, radiator, access to loft, ceiling beams and open access leads to:

Dressing Room (inc En-Suite) 12' 2" x 12' 5" (3.71m x 3.78m)

With fitted wardrobes incorporating drawers, walk-in wardrobe, access to loft, ceiling beam, access to loft, double glazed window and a door leads to:

En-Suite Shower Room

With WC, wash basin, corner fitted shower cubicle with curved screen doors and with electric shower over, rooflight, chrome towel, radiator and cupboard incorporating cylinder system.

Bedroom Two 14' 9" x 8' 9" (4.50m x 2.67m)

With double glazed window to front elevation, radiator, fitted wardrobe, fitted drawer unit and rooflight.

Bedroom Three 12' 0" x 9' 0" (3.66m x 2.74m)

With double glazed windows to side and rear elevations, ceiling beams and radiator.

Inner Landing

With door to built-in airing cupboard, radiator and a door leads to:

Bathroom 12' 0" x 5' 6" (3.66m x 1.68m)

With a panelled bath, wash basin, WC, corner fitted shower cubicle with curved screen doors and with electric shower over, chrome towel radiator and double glazed window.

Bedroom Four 8' 9" x 8' 9" (2.67m x 2.67m)

With double glazed windows to side and rear elevations, ceiling beams, fitted wardrobe, fitted shelving and radiator.

Externally

The house stands in delightful established gardens that extend to all sides and a lawned garden stands to the Southern elevation being bordered by mature hedges and trees to all sides with an extensive paved patio terrace. The property benefits from a detached timber garage with adjoining log store.

Timber Garage 19' 10" x 9' 8" (6.05m x 2.95m)

With doors to front, light, power, personal door and adjoining log store.

Tenure

Freehold.



Services

Oil fire central heating, mains water and electricity and septic tank (not tested by Cheshire Lamont).

Viewings

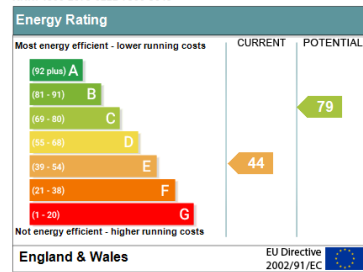
Strictly by appointment only via Cheshire Lamont.

Directions

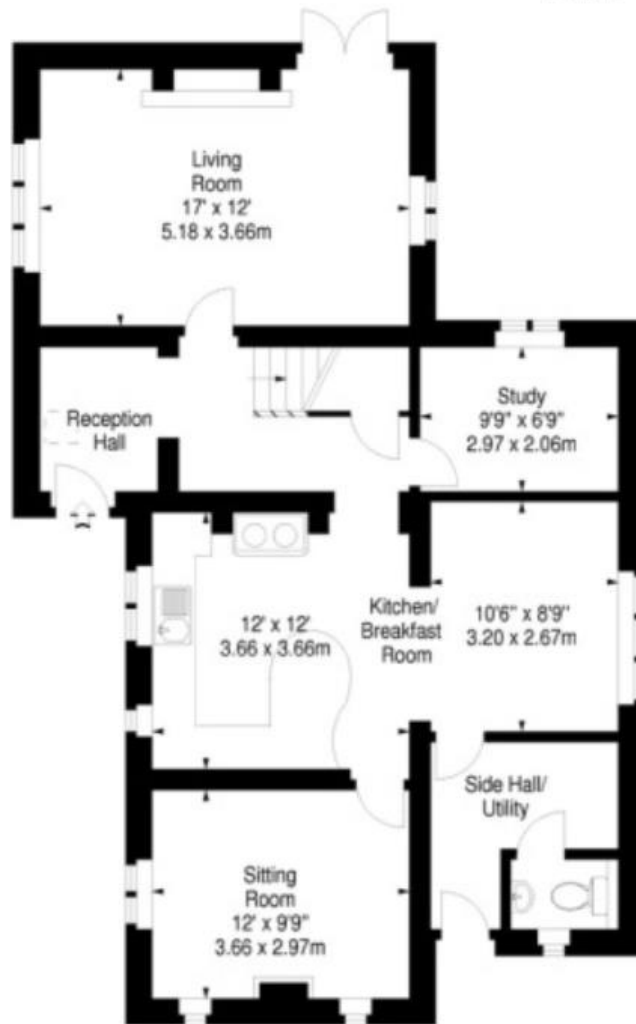
Proceed out of Nantwich along Wellington Road and continue for six miles until reaching Audlem village. Turn right, proceed over the canal bridge and turn left onto Green Lane towards Market Drayton where the property is on the right hand side.



Address: 22 Green Lane, Audlem, CREWE, CW3 0ES
RRN: 4800-2673-0222-7300-3643



Approx. Gross Internal Area *
1756 Ft² - 163.33 M²



Ground Floor
(83.33 M²)



First Floor
(79.80 M²)



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpoley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441