



6 Woodland Avenue, Nantwich CW5 6JE

**CHESHIRE
LAMONT**



A simply exceptional bay fronted detached period house in a stunning position with superb surrounding aspects and in established landscaped gardens to 1/5th of an acre close to Nantwich town centre providing outstanding character, original features and delightfully appointed throughout to the highest of standards. Viewing highly recommended.

- Within one of the finest positions in Nantwich town
- A superb and spacious bay fronted detached period residence
- Of significant appeal upon a small select elevated position
- Within outstanding surroundings and grounds to 0.18 of an acre
- Incorporating many original period features and much original character, wood block flooring and very rare quality original leaded windows
- Three bedrooms and stunning contemporary family bathroom
- Two delightful reception rooms, fully appointed high quality dining kitchen and cloakroom
- Extensive established landscaped gardens, driveway and garaging
- With significant further potential for extension
- Viewing highly recommended

Agents Remarks

This superb period house exudes character, charm and appeal and stands in one of the finest locations within Nantwich. The property stands amongst similar character properties and is a short walk to the town centre. The house has been a treasured family home for many years and is appointed throughout to the highest of standards. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in



Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

The property is set back from Woodland Avenue behind neat formal gardens standing to the front with topiary manicured box hedging and borders with a lawned area and large driveway. The property is approached via a pillared gateway which leads to an attached garage and a path continues to sectional leaded and ornate glazed doors allowing access to:

Enclosed Entrance Porch

With quarry tiled flooring and an original leaded and glazed panel door leads to:

Reception Hall 14' 9" x 11' 6" max (4.50m x 3.50m max)

A glorious wide, light and spacious entrance hall of classic design and style with a returned staircase ascending to the first floor, original ornate leaded and stained glass window to East elevation to three quarter landing, original herringbone wood block flooring, radiator, coved ceiling and a panel door leads to:

Cloaks Cupboard

With an original picture leaded and stained glass porthole window to front elevation, hanging rails, shelving, coved ceiling and wooden flooring.

From the Reception Hall a panel door leads to:

Lounge 14' 11" max x 14' 11" (4.54m max x 4.54m)

A delightfully appointed reception room with outstanding aspects to the front via an original leaded and glazed bay window, radiator, leaded and glazed windows to side elevation, handsome fireplace with living flame effect gas fire inset within hearth and surround and high coved ceiling.

From the Reception Hall a panel door leads to:

Dining Room 12' 11" x 12' 11" (3.93m x 3.94m)

An impeccably presented room with stunning aspects over extensive manicured rear gardens, period fireplace within surround upon raised tiled and marble hearth and incorporating a living flame effect gas fire, original herringbone wood block flooring, high coved ceiling, radiator,



ornate leaded and glazed windows to the rear incorporating double French doors and window to side elevation.

From the Reception Hall a panel door leads to:

Dining Kitchen 9' 10" max x 14' 9" (3.00m max x 4.49m)

Comprehensively appointed with a stunning range of high quality shaker style base and wall mounted units, attractive granite working surfaces, large Belfast sink with mixer tap, recessed chimney breast incorporating a kitchen range with filter canopy and mantel over, part tiled walls, tiled flooring, integrated dishwasher, integrated NEFF microwave, integrated fridge, radiator, high coved ceiling incorporating a wealth of recessed ceiling lighting, panel door to outside, delightful aspects over the rear gardens via original leaded and glazed windows and a panel door leads to:

Inner Hall

With under stairs pantry recess incorporating shelving and extensive cellar and a panel door leads to:

Garage 15' 9" x 8' 0" (4.79m x 2.43m)

With an up and over door to front, light, power, two windows to side elevation and plumbing for washing machine.

From the Side Hall a brace and strapped panel door leads to:

Cloakroom

With wall mounted wash basin, WC, radiator, tiled flooring and a wall mounted Worcester combination gas fired central heating boiler.

A handsome original 1950's period staircase ascends to:

First Floor Landing

With coved ceiling, fitted linen and storage cupboard with cupboards above, hinged access to loft with retractable ladder to loft storage and a panel door leads to:

Master Bedroom 15' 0" max x 14' 11" (4.57m max x 4.54m)

An exceptional bedroom with outstanding aspects over the periphery along Woodland Avenue and beyond via an original leaded and glazed bay window, radiator, coved ceiling, leaded and glazed window to West elevation, two wall light points, full range of professionally fitted built-in wardrobes incorporating railing and shelving and a wealth of dressing table and drawers with complimentary bedside units.

Bedroom Two 12' 10" x 12' 10" (3.92m x 3.92m)

A spacious room with stunning aspects to the rear gardens and surrounding landscaped areas via a leaded and glazed window, radiator and coved ceiling.



Bedroom Three 8' 2" x 8' 10" (2.48m x 2.70m)

With radiator, coved ceiling and leaded and glazed windows to front elevation.

Separate WC

With a WC, tiled flooring and window to side elevation.

Stunning Contemporary Bathroom 6' 10" x 10' 10" (2.08m x 3.30m)

With double ended panel bath within tiled surround incorporating shower tap, tiled walls, tiled flooring, towel radiator, recessed ceiling lighting and a fully tiled large walk-in double width shower cubicle with full height glazed screen, windows to rear elevation and a door to linen cupboard incorporating shelving and with cupboard over.

Externally

The property occupies a highly sought after location in an elevated position upon a small select cul-de-sac surrounded by delightful established mature trees and the house stands in a large plot extending to 0.18 of an acre. The gardens have been superbly landscaped and benefit from extensive lawned areas, paved patio areas and an abundance of specimen plants, tree and shrubs. To the front of the property is a manicured topiary garden area and a driveway provides excellent parking and leads to a garage.

Tenure

Freehold.

Services

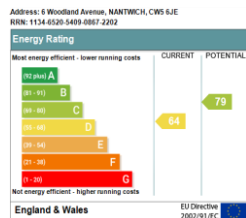
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

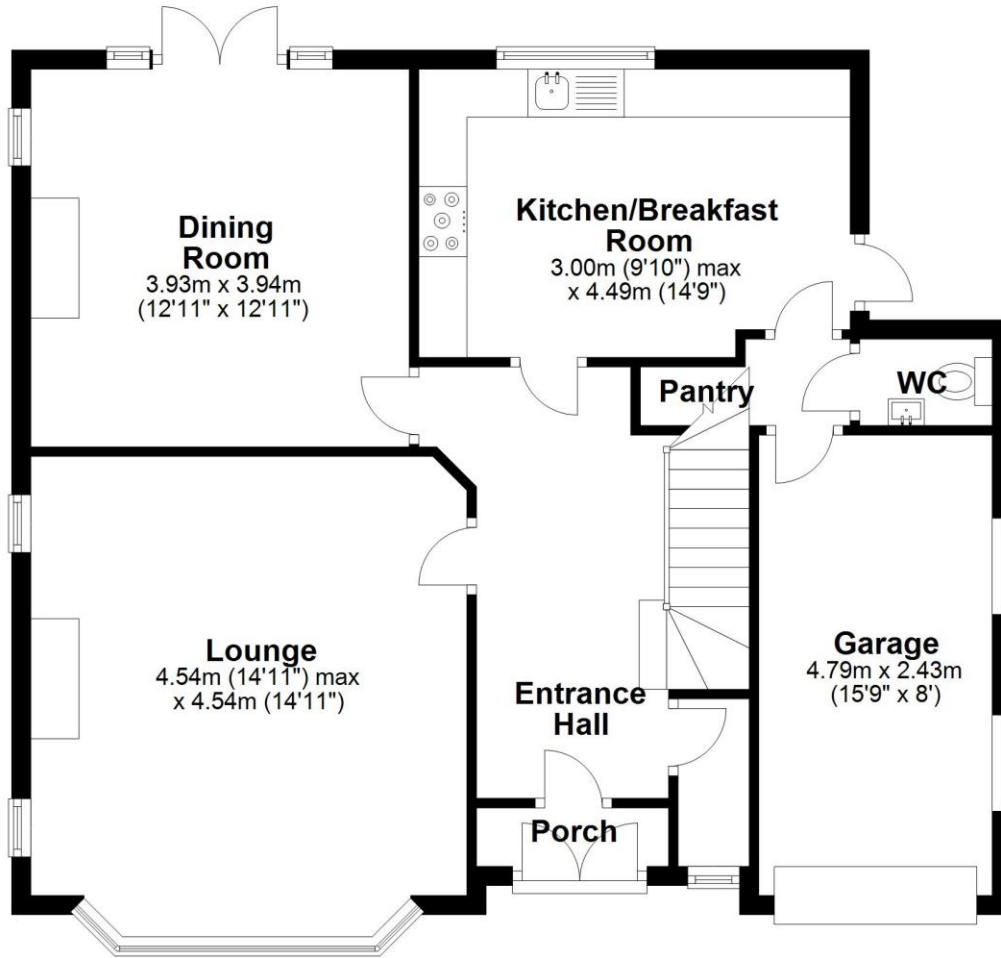
From Nantwich proceed along Crewe Road and take the second left turning onto Mount Drive. Turn left onto Woodlands Avenue and the property is on the right hand side.





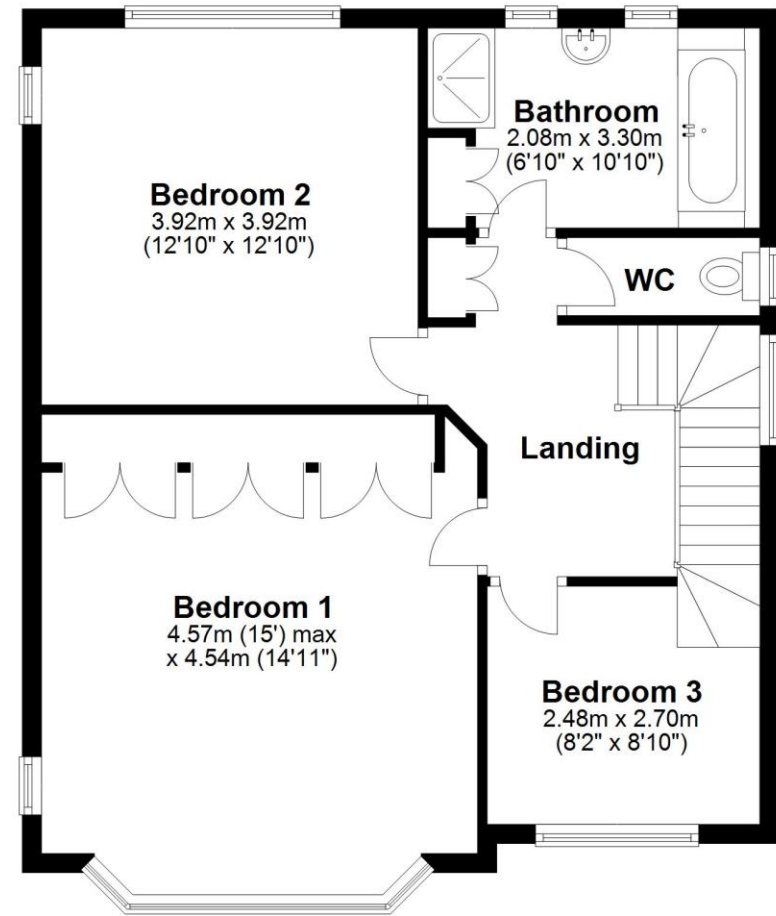
Ground Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.2 sq. feet)





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.

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