



Silver Trees, School Lane, Warmingham CW11 3QL

CHESHIRE  
LAMONT







A most impressive and highly individual detached house of character and style affording significant further potential for enhancement or extension standing within an elevated position in delightful extensive gardens including woodland extending to just over an acre and in a most sought after village location. NO CHAIN, available for early completion.

- Standing in gardens, grounds and woodland to just over an acre
- A highly individual, impressive and spacious detached house
- Within a highly sought after village location in an elevated position
- Providing well arrayed accommodation of character and appeal
- Affording some considerable potential for enhancement and extension if required
- Sweeping gated driveway approach, garage, carport and extensive parking
- Impressive galleried and vaulted reception hall, cloakroom, study/bedroom four and kitchen
- Spacious lounge, dining room and conservatory/garden room
- Master bedroom with en-suite, two further bedrooms and bathroom
- NO CHAIN for early completion
- Viewing highly recommended

#### Agents Remarks

Silver Trees provides impressive design and style within a property that was built to individual specifications forty years ago and affords some potential for comprehensive improvements and extensions. The house stands in a great location within a delightful village which benefits from the renowned Bears Paw Public House and Restaurant. The local towns of Crewe and Sandbach are close at hand.

#### Property Details

A driveway leads through attractive front gardens to a large parking area benefiting from lovely surrounding aspects and the drive





continues to a path leading to a recessed covered porch with a raised quarry tiled step. A handsome sectional glazed hardwood panel door allows access to:

#### **Stunning Galleried Hallway**

With a galleried landing overlooking the hall, returned staircase ascending to first floor, exposed feature brick walling, overhead eaves windows to vaulted first floor, radiator, under stairs cupboard and a door leads to:

#### **Cloakroom**

With a pedestal wash basin, WC, tiled floor, uPVC double glazed window and radiator.

From the Hallway a door leads to:

#### **Lounge 18' 1" x 13' 9" (5.51m x 4.19m)**

A delightful reception room enjoying lovely aspects with a deep uPVC double glazed box bay window to front elevation, radiator, coved ceiling, exposed feature brick wall, living flame gas fire within wall, uPVC double glazed sliding patio doors to rear gardens, uPVC double glazed box bay window to side elevation and an arch leads to:

#### **Dining Room 11' 2" x 10' 11" (3.41m x 3.32m)**

With door to hallway, radiator, coved ceiling and sliding uPVC double glazed patio doors lead to:

#### **Conservatory/Garden Room 9' 3" x 9' 7" (2.81m x 2.91m)**

A superior garden room of hardwood construction enjoying delightful aspects over attractive rear gardens with tiled floor, exposed brick walling, ceiling fan light and double glazed doors to outside.

From the Hallway a door leads to:

#### **Study/Bedroom Four 9' 10" x 12' 2" (3.00m x 3.70m)**

A superbly appointed room with fitted shelving, cupboards, access to roof space, radiator and uPVC double glazed corner window.

From the Hallway a door leads to:

#### **Kitchen 11' 2" max x 12' 5" (3.41m max x 3.79m)**

With Oak fronted base and wall mounted units, built-in double electric oven, four ring hob, plumbing for washing machine, quarry tiled floor, part tiled walls, plumbing for dishwasher, single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed window to rear and side elevations, sectional glazed door to outside and radiator.





### First Floor Galleried Landing

With radiator, eaves window providing lovely aspects over countryside, doors to linen cupboard incorporating railing and a door leads to:

### Master Bedroom 18' 1" max x 13' 9" max (5.50m max x 4.19m max)

With uPVC double glazed windows to front and rear elevations, radiator, fitted wardrobes incorporating railing and shelving, overbed cupboards and a door leads to:

### En-Suite Shower Room

With corner fitted shower cubicle, WC, pedestal wash basin and tiled walls.

### Bedroom Two 11' 3" max x 10' 11" max (3.43m max x 3.33m max)

With uPVC double glazed window to rear elevation providing lovely views over the gardens and countryside beyond, radiator and wardrobe recess.

### Bedroom Three 11' 3" max x 14' 4" max (3.43m max x 4.38m max)

With uPVC double glazed window to rear elevation, radiator and wardrobe recess.

### Bathroom

With a panelled bath, WC, recessed shower cubicle with tiled seat, tiled walls, pedestal wash basin, uPVC double glazed window, tiled floor and chrome towel radiator.

### EXTERNAL

### High Tiled Pitched Carport and Single Garage

To the front of the property stands a carport and single garage.

### Gardens

The property stands in grounds extending to just over an acre and borders open fields to the rear. Being set back from the road in an elevated position the house is approached by a splayed gated entranceway and a sweeping driveway leads through front gardens to a large parking area to the front of house. The house benefits from a carport with a large adjoining garage and store room. The gardens to the rear are predominantly laid to lawn and incorporate a vegetable and greenhouse area and attractive extensive woodland.





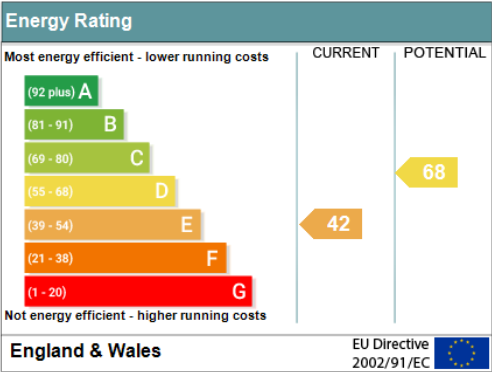
**Tenure**  
Freehold.

**Services**  
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

**Viewings**  
Strictly by appointment only via Cheshire Lamont.

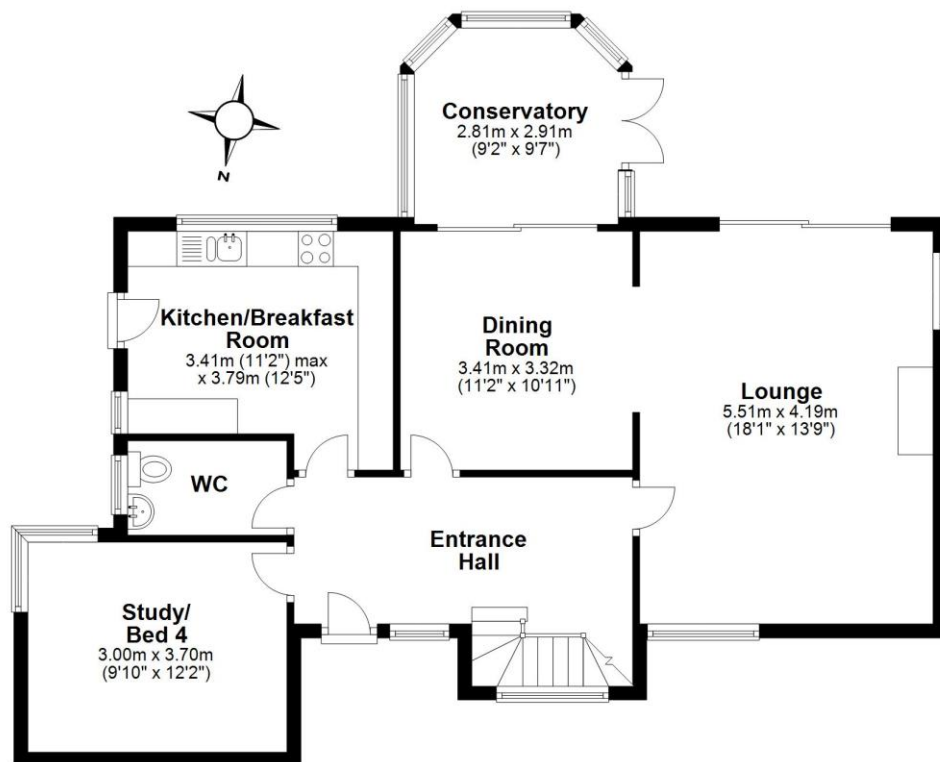
**Directions**  
From Nantwich proceed towards Middlewich along Middlewich Road and after passing over the railway bridge passing The Verdin Arms on the left hand side, turn right then continue for approximately one mile, turn right towards Warmingham and Silver Trees is on the left hand side.

Address: Silver Trees, School Lane, Warmingham, SANDBACH, CW1...  
RRN: 9380-2870-9490-2324-3455



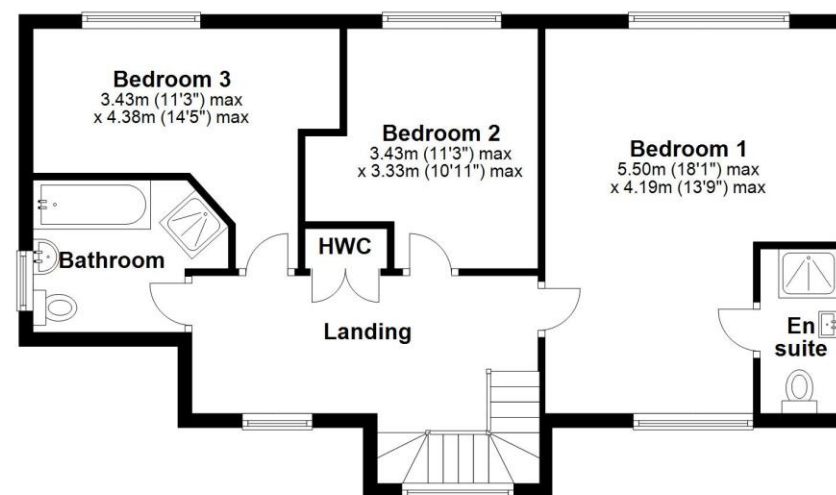
### Ground Floor

Approx. 83.1 sq. metres (894.1 sq. feet)



### First Floor

Approx. 62.5 sq. metres (673.0 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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