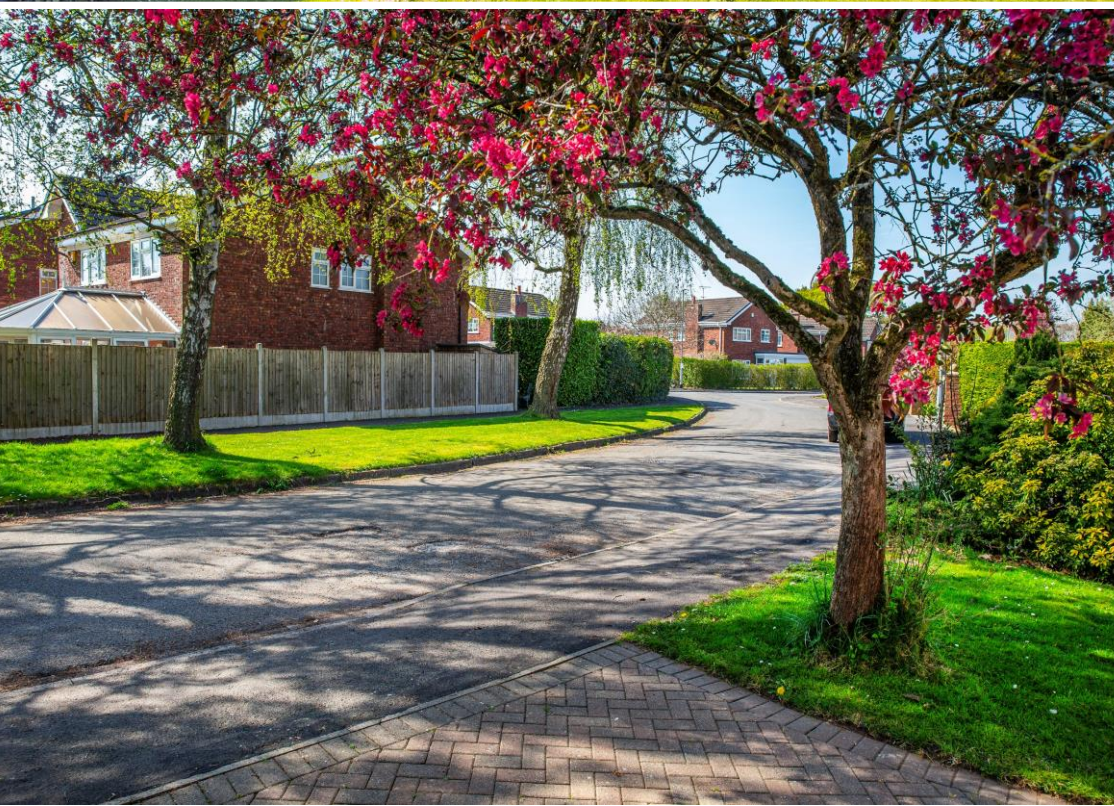




38 Sheppenhall Grove, Aston CW5 8DF

CHESHIRE
LAMONT



Commanding a delightful position in a tree-lined select cul-de-sac location and bordering open fields with lovely views over countryside, a deceptively spacious and well appointed four bedroom detached family home with a ground floor annex/bedroom five and shower room and incorporating lovely features including oak flooring throughout, large open plan living family dining kitchen, garden room/conservatory and bi-folding doors to lounge. Viewing highly recommended

- A deceptively spacious and versatile four bedroom detached family home
- Standing in a tranquil position affording lovely countryside views and surrounding aspects
- Providing well appointed accommodation with high quality features|
- Benefiting from delightful lawned gardens, double width driveway and garage store
- Reception hall, attractive lounge and superb spacious garden room/conservatory
- Kitchen with open access to dining room
- Sitting Room/bedroom five with bi-folding doors to garden, shower room and large utility/cloak room
- Four first floor bedrooms and fully appointed bathroom
- Viewing highly recommended

Agents Remarks

This most deceptively spacious home provides comprehensively enhanced and improved accommodation and incorporates a superb range of high quality features with oak flooring and doors and a spacious additional sitting room benefits from bi-folding doors overlooking the gardens and serves as a 5th bedroom if required and therefore provides outstanding annex potential. The area is highly sought after and Aston benefits from a cricket club, WI, active Village Association renowned Bhurtpore Public House and nearby village railway station at Wrenbury. 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 and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

The property set back from the road behind an extensive, wide double width herringbone block paved driveway which leads to an attached double garage. The driveway continues to a path which leads to a covered pillared porch with a raised quarry tiled step and handsome door within surround allows access to:

Reception Hall

A delightful entrance to property with oak flooring, radiator, uPVC double glazed window to front elevation, oak staircase ascending to first floor, under stairs area and an oak door under the stairs leads to:

Laundry Room/Utility Area 15' 0" x 14' 0" (4.57m x 4.27m)

With a superb range of high quality oak base and wall mounted units comprising cupboards and drawers, attractive working surfaces, single drainer sink with mixer tap, plumbing for washing machine, tall integrated freezer, uPVC double glazed door, double glazed window to side elevation, oak door leads to garage area providing storage space with roller door to front and a further oak door leads to:

Shower/Cloak Room

With a large corner fitted shower cubicle incorporating full height screen, pedestal wash basin, WC, fully tiled wall, tiled floor and towel radiator.

From the Reception Hall a sectional glazed oak door leads to:

Open Plan Kitchen Dining Room

Kitchen 13' 6" x 9' 10" (4.11m x 3.00m)

Comprehensively equipped with a superb range of high quality oak base and wall mounted units, large peninsular dining island with oak fronted cupboards and drawers beneath, sink with mixer tap, dishwasher, kitchen range with filter canopy over, uPVC double glazed windows to rear elevation providing lovely views over the gardens and open countryside beyond, two radiators, recessed ceiling lighting, sectional glazed oak door to rear sitting room/bedroom five and open access to:



Dining Room 13' 4" x 11' 2" (4.06m x 3.40m)

Enjoying lovely aspects through to both the Lounge and Kitchen with oak flooring, recessed ceiling lighting and sectional glazed bi-folding oak panelled doors lead to:

Large Garden Room/Conservatory 12' 6" x 11' 8" (3.80m x 3.56m)

With uPVC double glazed full height windows incorporating uPVC double glazed double doors, recessed ceiling lighting and oak flooring.

From the Dining Room sectional glazed oak doors lead to:

Lounge 18' 0" x 14' 10" (5.49m x 4.52m)

With a wall mounted fireplace, uPVC double glazed windows front elevation, radiator and oak flooring.

From the Kitchen a sectional oak door leads to:

Sitting Room/Bedroom Five 15' 0" x 14' 0" (4.57m x 4.27m)

With oak flooring, uPVC double glazed window, recessed ceiling lighting and six panel sectional glazed bi-folding oak doors overlooking the rear gardens enjoying lovely aspects.

First Floor Landing

With a uPVC double glazed window to side elevation, coved ceiling, oak door to built-in cupboard and an oak door leads to:

Bedroom One 12' 6" x 11' 4" (3.80m x 3.45m)

With a uPVC double glazed window to front elevation, radiators and mirror-fronted fitted wardrobes.

Bedroom Two 11' 6" x 10' 10" (3.50m x 3.30m)

With a uPVC double glazed window to rear elevation enjoying fantastic views, radiator and mirror-fronted fitted wardrobes.

Bedroom Three 10' 10" x 8' 0" (3.30m x 2.44m)

With radiator and a uPVC double glazed window to rear elevation providing far reaching views.

Bedroom Four 9' 2" x 8' 0" (2.80m x 2.44m)

With a uPVC double glazed window to front elevation, radiator and coved ceiling.

Bathroom

Fully appointed with a panelled bath, attractive walk-in shower cubicle with curved screen and overhead shower, chrome radiator, wash basin, WC, recessed ceiling lighting, tiled floor and uPVC double glazed windows.



Externally

The property stands in a quiet and established residential cul-de-sac and benefits from a wide driveway and lawned gardens to the rear. The property adjoins open fields and provides lovely views over Cheshire countryside and surrounding aspects.

Tenure

Freehold.

Services

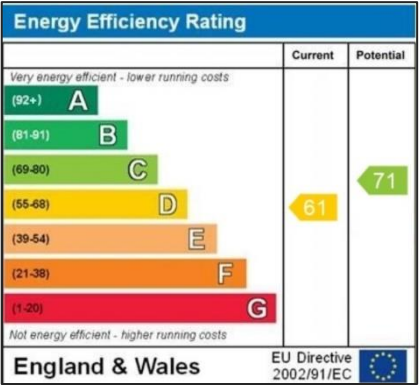
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

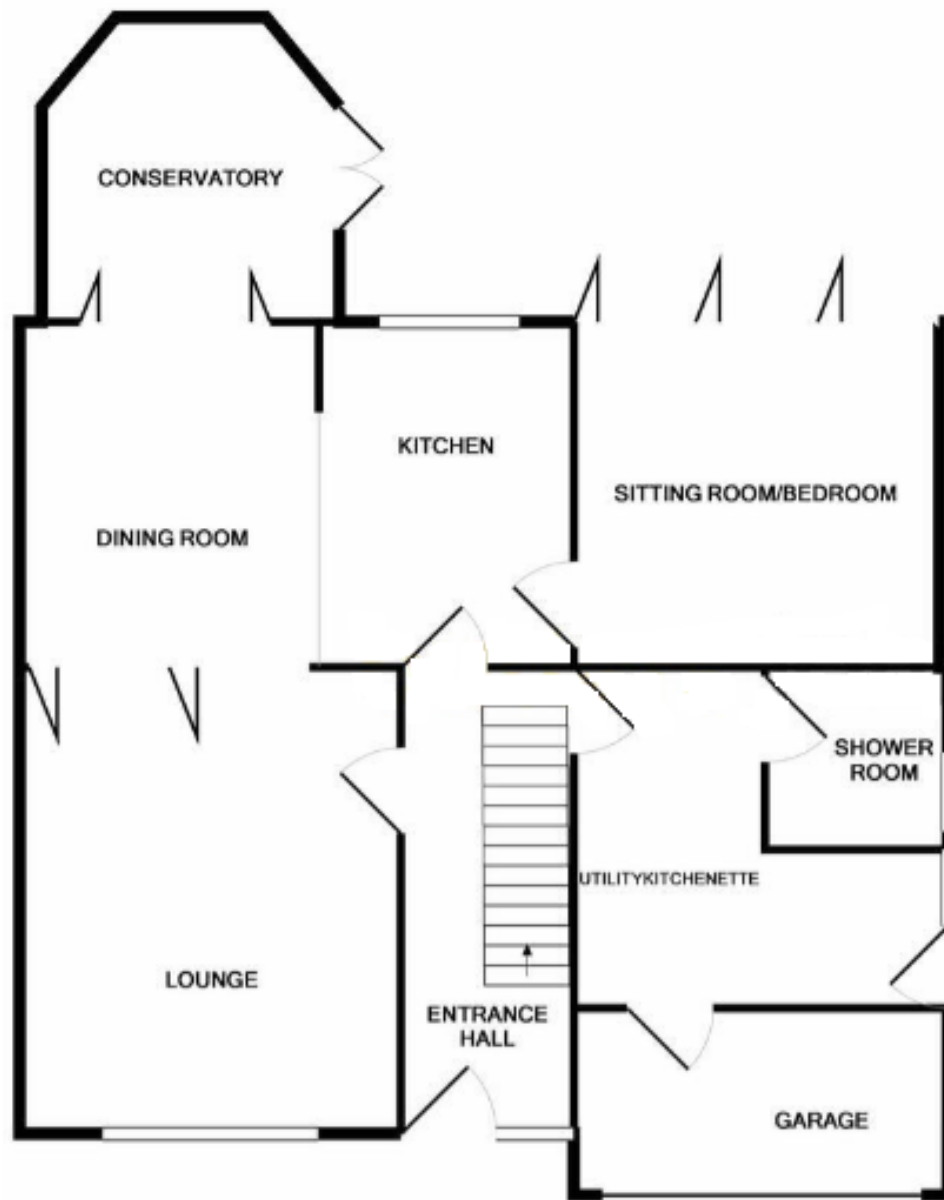
Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Leave Nantwich along the A530 Whitchurch Road and proceed for 4.2 miles through Sound and on entering Aston turn left into Sheppenhall Lane. Turn left into Sheppenhall Grove, continue to the end and bear right where the property is located on the left hand side.







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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