



27 Oaks Close, Aston, Near Nantwich CW5 8BJ

CHESHIRE
LAMONT



An impeccably enhanced and extended superior modern detached five double bedroom family home in a fine corner position upon a small select development within a large garden plot benefiting from gardens and patios to both the side and rear and appointed throughout to a very high standard. Viewing highly recommended.

- A superb extended modern five bedroom detached family home
- In a small select development within the highly sought after village of Aston
- Standing in a lovely corner position within a generous garden plot
- Appointed and presented throughout to the highest of standards
- Delightful landscaped gardens to the side and rear with extensive decked and paved entertaining areas
- Integral double garage and double width driveway
- Reception hall, study/office, cloakroom and living room with contemporary feature fireplace
- Stunning open plan living family dining kitchen with bi-folding doors to garden and utility room
- Master bedroom with en-suite, four further bedrooms, Jack and Jill shower room and family bathroom
- Viewing highly recommended

Agents Remarks

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. Nearby 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

A double width driveway stands to the front of the property and leads to a double integral garage and a paved path leads to a tiled pitched covered porch with a high quality double glazed door allowing access to:

Spacious Reception Hall 20' 7" x 5' 7" (6.28m x 1.70m)

A beautiful entrance to the property with a staircase ascending to first floor galleried landing, contemporary radiator, recessed ceiling lighting, high quality oak effect Amtico flooring and a door leads to:

Cloakroom

With pedestal wash basin, WC, tiled flooring, part tiled walls and radiator.

From the Reception Hall a door leads to:

Living Room 17' 11" x 15' 11" (5.45m x 4.84m)

A stunning reception room with a media wall incorporating a large television recess with contemporary fireplace beneath, fitted illuminated shelving and cupboards, uPVC double glazed window to side elevation, uPVC double doors with uPVC double glazed panels to either side leading to rear garden, oak effect Amtico flooring and recessed ceiling lighting.

From the Reception Hall a sectional glazed door leads to:

Open Plan Living Family Dining Kitchen

An exceptional room, recently enhanced and extended to provide a delightful kitchen with additional living space.

Living/Dining Area 14' 4" x 11' 11" (4.36m x 3.62m)

With a vaulted ceiling incorporating Velux windows, three panel bi-folding doors to both the side and rear elevations, two contemporary radiators, recessed ceiling lighting, herringbone oak effect flooring and open access to:

Kitchen Area 15' 1" x 13' 10" (4.60m x 4.21m)

Comprehensively equipped with a stunning range of high quality shaker style base and wall mounted units, quartz working surfaces, bank of two built-in ovens and microwave oven, large peninsular quartz topped dining counter with cupboards and drawers beneath and five ring induction hob inset with contemporary ceiling mounted filter canopy over, underslung one and a half bowl sink with mixer tap,



dresser unit with display shelving and drawers, integrated dishwasher, built-in wine rack, contemporary radiator, recessed ceiling lighting, herringbone oak effect flooring and a door leads to:

Utility Room 6' 0" x 5' 5" (1.84m x 1.65m)

With tall implement cupboard, base unit incorporating circular sink with mixer tap, plumbing for washing machine, wall mounted cupboard incorporating gas fired central heating boiler, further wall mounted cupboard, door to outside and recessed ceiling lighting.

From the Reception Hall a door leads to:

Study/Office 10' 0" x 9' 7" (3.04m x 2.91m)

With uPVC double glazed window to front elevation, radiator, recessed ceiling lighting and oak effect Amtico flooring.

Spacious First Floor Galleried Landing

With access to loft, door to deep airing cupboard with cylinder system, radiator and a door leads to:

Master Bedroom 12' 1" x 11' 11" (3.68m x 3.62m)

With a uPVC double glazed window to front elevation, radiator, fitted wardrobes and a door leads to:

En-Suite Shower Room 8' 9" x 4' 7" (2.66m x 1.39m)

With a shower cubicle, pedestal wash basin, WC, chrome towel radiator, part tiled walls, uPVC double glazed window and recessed ceiling lighting.

Bedroom Two 12' 7" x 11' 5" (3.84m x 3.48m)

With two uPVC double glazed windows to front elevation, radiator, single wardrobe and a door leads to:

Jack and Jill Shower Room 6' 9" x 4' 8" (2.06m x 1.43m)

With an enclosed shower cubicle, pedestal wash basin, WC, uPVC double glazed window, part tiled walls, chrome towel radiator, recessed ceiling lighting and a door to Bedroom Three.

From the Landing a door leads to:

Bedroom Three 10' 8" x 9' 2" (3.25m x 2.79m)

With a uPVC double glazed window to rear elevation, radiator, mirror fronted fitted wardrobes and a door to Jack and Jill Shower Room.

From the Landing a door leads to:

Bedroom Four 10' 4" x 8' 8" (3.16m x 2.63m)

With a uPVC double glazed window to rear elevation and radiator.

From the Landing a door leads to:



From the Landing a door leads to:

Bedroom Five 9' 9" x 9' 3" (2.97m x 2.81m)

With a uPVC double glazed window to rear elevation and radiator.

From the Landing a door leads to:

Family Bathroom 8' 11" x 6' 10" (2.72m x 2.09m)

With a panelled bath incorporating shower over and additional handheld attachment, pedestal wash basin, WC, uPVC double glazed window, recessed ceiling lighting and chrome towel radiator.

Externally

The property benefits from an attractive corner position upon a large garden plot with attractive landscaped area to the front. The rear garden enjoys a lawned garden area bordered by sleeper retained established plants, trees and shrubs with an extensive composite decked entertaining area benefiting from all day sunshine and paved patio.

Integral Double Garage 17' 2" x 15' 10" (5.24m x 4.83m)

With twin electrically operated up and over doors, light and power.

Tenure

Freehold.

Services

LPG, 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 right into the development where the property is situated.

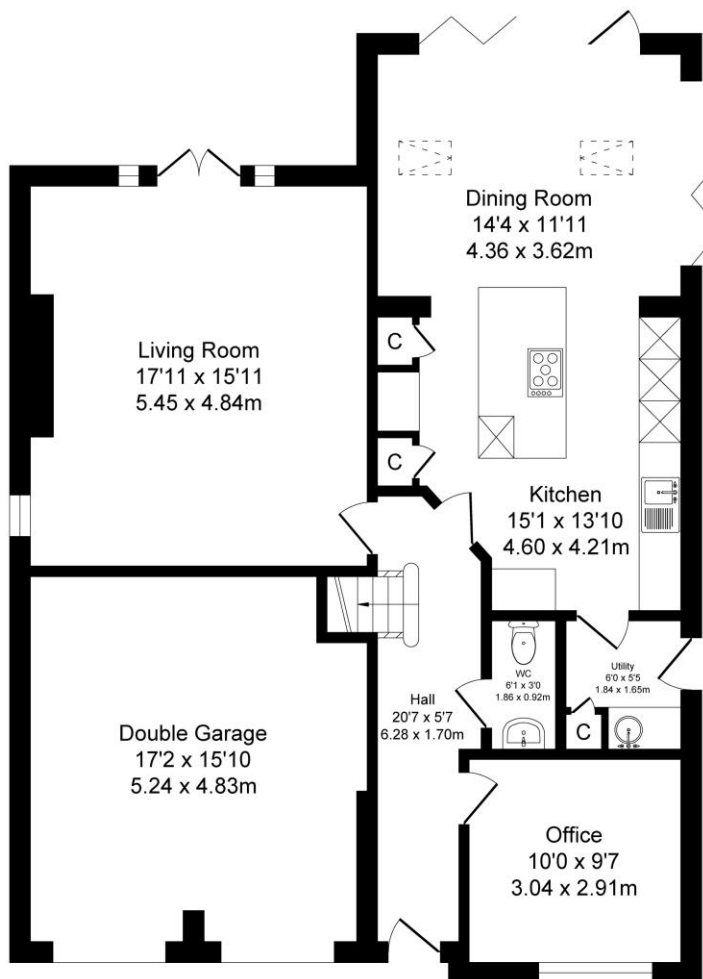


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Oaks Close

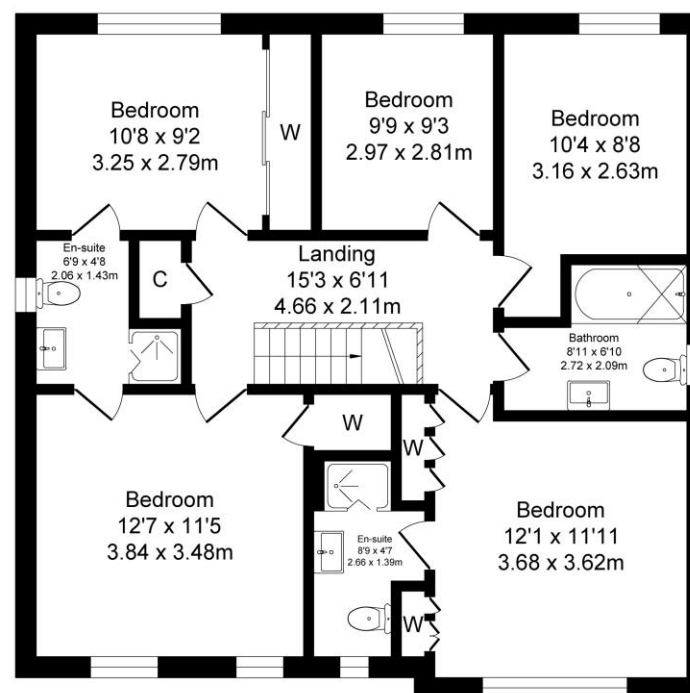
Total Approx. Floor Area 2099 Sq.ft. (195.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 1189 Sq.Ft
(110.5 Sq.M.)



First Floor

Approx. Floor
Area 910 Sq.Ft
(84.5 Sq.M.)





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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