



“The Uplands”. Pewit Lane, Hunsterson CW5 7PP

CHESHIRE  
LAMONT



Within outstanding tranquil Cheshire countryside, a superbly appointed and spacious three bedroom detached bungalow with two ensuites and a further bathroom and a detached self contained two bed, one bathroom annexe, standing in extensive established private gardens to 0.54 of an acre. Viewing highly recommended.

- An outstanding spacious detached bungalow
- Standing in delightful south Cheshire countryside in idyllic surroundings
- Spacious three bedroom detached bungalow with two ensuites and family bathroom and a self contained detached two bed one bathroom annexe
- Within established landscaped gardens and grounds to 0.54 of an acre
- Large living room with fireplace and bi-folding doors, spacious fully appointed dining kitchen
- Study/office, utility room, cloakroom
- Fully appointed master bedroom with en-suite, bedroom two with en-suite, bedroom three, luxurious bathroom
- Detached chalet with vaulted open plan lounge/kitchen and log burner, two double bedrooms, shower room
- Gated approach, large driveway, large garage/workshop
- Viewing highly recommended

#### Agents Remarks

This superb spacious bungalow stands in a delightful location and provides impeccably arrayed and appointed accommodation of significant style and appeal. The bungalow sits in lovely gardens which are bordered by mature hedges and trees that extend to over half an acre. A detached professionally constructed lodge sits in the corner of the gardens and provides delightful self-contained accommodation with a range of attractive features. The rural hamlet of Hunsterson offers super local walks, bridle & cycle paths and the desirable picturesque village of Audlem is just 3 miles away. The property stands in a fine location just 4 miles from Nantwich. Junior schooling is well served at highly regarded Bridgemere Primary School and senior schooling at Brine Leas Academy. There are a number of thriving Public



House/restaurants nearby and a wealth of sporting facilities on offer.

#### Property Details

Remote controlled double gates within a splayed brick pillared gateway allows access to a large pebble driveway providing outstanding parking facilities. An Indian stone pathway leads to an arched recessed porch with a raised Indian stone step ascending to a high quality uPVC double glazed composite door with full height glazed side panels allowing access to:

#### Reception Hall

A glorious entrance to the property with attractive tiled flooring, column radiator, coved ceiling, oak doors to built-in double wardrobe with cupboards over, recessed ceiling lighting, hinged access to loft and sectional glazed oak double doors lead to:

#### Spacious Lounge 19' 10" x 18' 10" (6.04m x 5.74m)

Beautifully appointed with lovely aspects over south facing rear gardens via full height uPVC double glazed windows, uPVC double glazed window to side elevation, recessed fireplace inset within exposed chimney breast upon raised quarry tiled hearth incorporating a log burning stove, coved ceiling, recessed ceiling lighting, high quality oak effect flooring and radiator.

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

#### Dining Kitchen 19' 10" x 14' 10" (6.04m x 4.51m)

Impeccably appointed with a superb range of shaker style base and wall mounted units, full height units incorporating drawers and shelving, kitchen range with filter canopy above, attractive granite working surfaces and upstands, niche for American fridge freezer, large granite topped dining counter incorporating integrated dishwasher, cupboards and drawers beneath, Belfast sink with mixer tap, oak door to pantry cupboard, laminate tiled flooring, column radiator, further radiator, three panel bi-folding doors to rear gardens, recessed ceiling lighting and a door leads to:

#### Rear Hall

With radiator, door to deep storage cupboard, recessed ceiling lighting and open access to:

#### Study/Office

With a uPVC double glazed window to rear elevation, uPVC double glazed door to outside, tiled flooring, recessed ceiling lighting and a uPVC double glazed door leads to:

#### Utility Room 11' 6" x 4' 7" (3.50m x 1.40m)

With base and wall mounted units, tall cupboard, enamel single drainer one and a half bowl sink unit with mixer tap, plumbing for



washing machine, space for tumble drier, tiled flooring, recessed ceiling lighting and uPVC double glazed window.

From the Reception Hall an oak door leads to:

#### **Contemporary Bathroom**

Superbly appointed with large walk-in shower cubicle, panel bath with shower tap, WC, wall mounted wash basin with drawers beneath, wall mounted towel radiator, tiled walls, tiled flooring, recessed ceiling lighting, extractor fan and uPVC double glazed window.

From the Reception Hall an oak door leads to:

#### **Bedroom Two 14' 4" x 9' 5" (4.37m x 2.87m)**

With a uPVC double glazed bow window to front elevation, uPVC double glazed window to side elevation, radiator, coved ceiling, built-in double wardrobe with co-ordinating drawers and an oak door leads to:

#### **En-Suite Shower Room**

With shower enclosure, WC, wash basin, tiled walls, tiled flooring and uPVC double glazed window.

From the Reception Hall an oak door leads to:

#### **Bedroom Three 10' 9" x 9' 10" (3.27m x 2.99m)**

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

From the Reception Hall an oak door leads to:

#### **Master Bedroom 20' 1" x 10' 10" (6.12m x 3.30m)**

With a superb range of high quality fitted bedroom furniture comprising cupboards, drawers, dressing table, shelving and vanity unit, radiator, recessed ceiling lighting and an oak door leads to:

#### **En-Suite Shower Room**

With large wet floor shower area, WC, vanity wash basin with drawers beneath, tiled flooring, tiled walls, recessed ceiling lighting, chrome towel radiator and extractor fan.

#### **Externally**

The property stands in glorious extensive south facing lawned gardens overlooking open countryside with stone paved patios and pathways, an ornamental garden pond, vegetable propagation area, raised flower beds and borders. A herringbone block paved driveway leads from the pebble drive to a superior brick built detached double garage. To the side of the garage is additional



parking with a gate allowing access to the rear gardens and to the detached garden chalet.

#### **Professionally Constructed Detached Self Contained Chalet**

A patio area stands to the front of the chalet and a uPVC door leads to an entrance hall with a doorway to:

#### **Open Plan Living Room and Kitchen 19' 2" x 13' 1" (5.84m x 3.98m)**

##### **Living Area**

With a high vaulted ceiling, uPVC double glazed windows to front and side elevations, contemporary log burning stove, attractive wood effect flooring, uPVC double doors to patio area and ceiling truss.

##### **Kitchen Area**

With base and wall mounted units, butchers block working surfaces, electric cooker point with filter canopy over, space for fridge and freezer, plumbing for dishwasher, recessed ceiling lighting and attractive wood effect flooring.

#### **Bedroom One 13' 0" x 9' 8" (3.96m x 2.94m)**

With a uPVC double glazed window, radiator and recessed ceiling lighting.

#### **Bedroom Two 12' 9" x 9' 9" (3.88m x 2.97m)**

With a uPVC double glazed window, radiator and recessed ceiling lighting.

##### **Shower Room**

With a large walk-in shower cubicle, WC, vanity wash basin, towel radiator and uPVC double glazed window.

#### **Detached Double Garage/Workshop 22' 7" x 14' 0" (6.88m x 4.26m)**

With an electrically operated remote controlled roller door to front, window to rear, personal door, light and power.

**Tenure - Freehold.**

##### **Services**

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

##### **Directions**

Proceed out of Nantwich along Wellington Road and continue onto Audlem Road for approx. 3 miles. Turn left along Birchall Moss Lane and left again onto Bridgemere Lane. Proceed along Bridgemere Lane and turn right down Pewit Lane, proceed for half a mile and turn right along the country lane. Continue for a further 400 yards where the property is located.





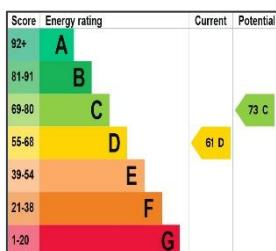
#### THE UPLANDS, PEWIT LANE, HUNSTERSON, NANTWICH, CHESHIRE, CW5 7PP

Approximate Gross Internal Area: 242.0 m<sup>2</sup> ... 2604 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Green House EPC Ltd 2024.

**Annexe**  
 Area: 58.1 m<sup>2</sup> ... 625 ft<sup>2</sup>





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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