



1, The Mayfair Audlem Road, Woore, Crewe, CW3 9RJ
£948,000

**BAKER
WYNNE &
WILSON**

AN IMPRESSIVE STONE
MULLIONED GATED
EDWARDIAN STYLE RESIDENCE,
NEWLY BUILT WITH A HIGH
SPECIFICATION
CONTEMPORARY INTERIOR,
AND A SOUTH WEST FACING
GARDEN IN THE HEART OF THE
VILLAGE.



**BAKER
WYNNE &
WILSON**



www.bakerwynneandwilson.com

SUMMARY

Ground Floor; Impressive Reception Hall, Drawing Room, Dining Room, Kitchen/Breakfast/Family Room, Utility Room, Cloakroom. First Floor: Galleried Landing, Master Bedroom with Balcony, Dressing Room and Shower Room, Bedroom No. 2 with Juliet Balcony and Ensuite Shower Room, Bedroom No. 3 with Ensuite Shower Room, Two further Bedrooms, Bathroom, Integral Double Garage. uPVC Double Glazed Windows, Under Floor Heating to Ground Floor and First Floor Bathrooms, Integral Double Garage, Gardens.



DESCRIPTION

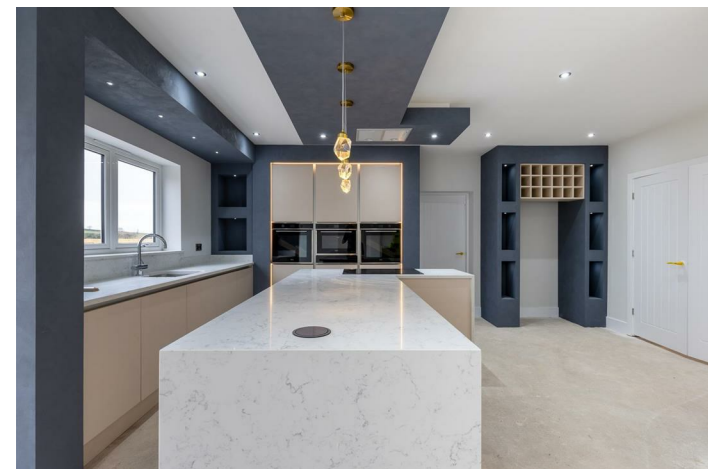
No. 1 The Mayfair is a superb detached house recently constructed by M B Living to an exceptional standard. M B Living have deservedly built up a reputation for the design of homes that blend architectural and aesthetic excellence with contemporary layouts that are in line with the requirements and needs of families at various different stages of life. The accommodation, on two floors only, extends to about 3,000 square feet (gross internal) plus the integral double garage (about 400 square feet). It is an extremely well proportioned house with light and airy rooms and outstanding eco credentials. Fitted flooring and carpets throughout.

The three houses will have their own electrically operated gates.

The Mayfair provides a unique lifestyle opportunity which is to be enjoyed and treasured.

LOCATION & AMENITIES

The approach, off London Road, is over a tarmacadam drive leading to the three individual period style houses. The Mayfair lies in the heart of the sought after village of Woore, meaning boundary, on the Cheshire/Shropshire borders. It is very well placed for the commuter - 12 miles from Crewe Station which offers a direct train route to London Euston (90 minutes). The M6 motorway (junction 16) is 5 miles. The highly sought after market town of Nantwich, dating back to Roman times is 7 miles and offers an excellent range of retail, leisure and commercial services. On the educational front, there is a primary school in the village together with



primary and secondary schools in Nantwich, Market Drayton and Madeley, complimented by private schools including Newcastle Under Lyme School, Ellesmere College, The Grange at Hartford and Kings & Queens in Chester. On the recreational front there are several golf courses locally including Onneley, Hill Valley at Whitchurch, Wychwood Park beyond Crewe and Market Drayton Golf Club. There is extensive walking nearby and horse racing at Chester, Uttoxeter, Bangor-on-Dee and Haydock Park.

Woore village provides a range of local amenities including post office/general store, bakers, public house, church, cricket and tennis clubs. The larger village of Audlem, 4 miles, caters for daily needs with co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two

cafes, three public houses and a medical centre.

DIRECTIONS

Travel out of Nantwich along the A51 (London Road) for approximately 7 miles into Woore village centre, turn right onto Audlem Road and The Mayfair is located almost immediately on the left hand side.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

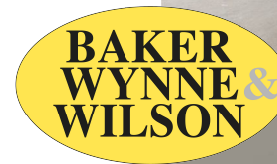
TENURE

Freehold.

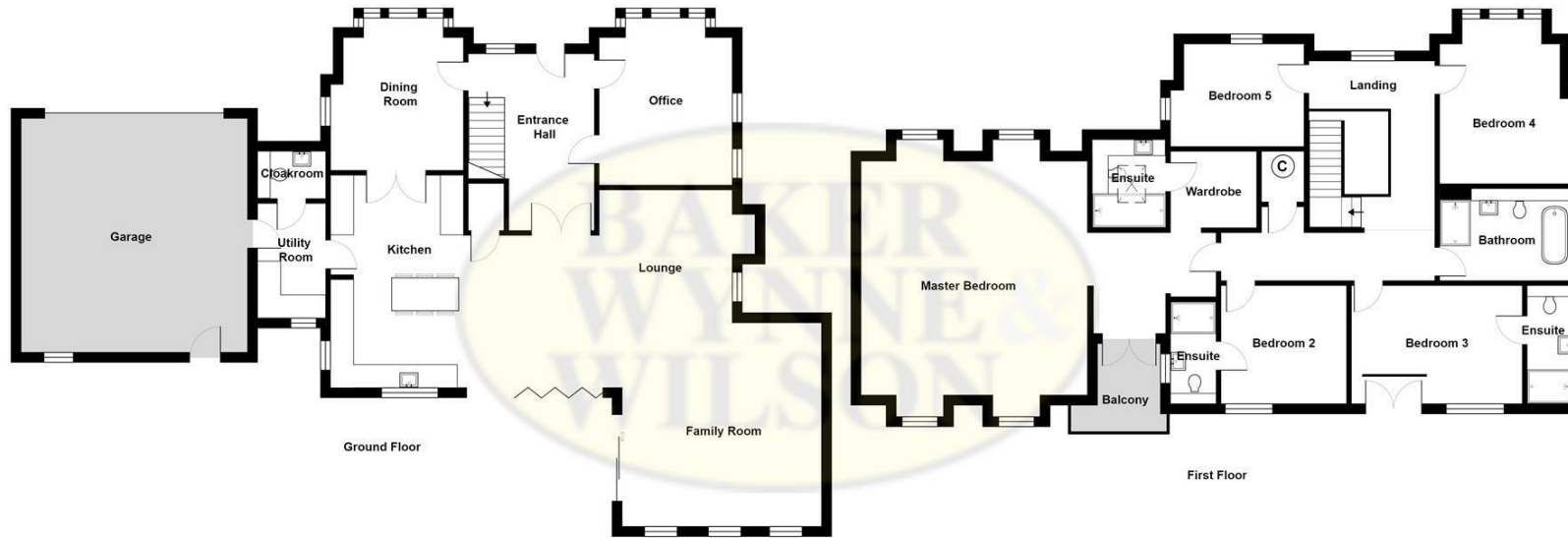
VIEWING




Viewings by appointment with
Baker, Wynne and Wilson.
Telephone: 01270 625214







PLOT 1 THE MAYFAIR, AUDLEM ROAD, WOORE, CHESHIRE, CW3
 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

