



3, The Mayfair Audlem Road, Woore, Crewe, CW3 9RJ

£1,350,000

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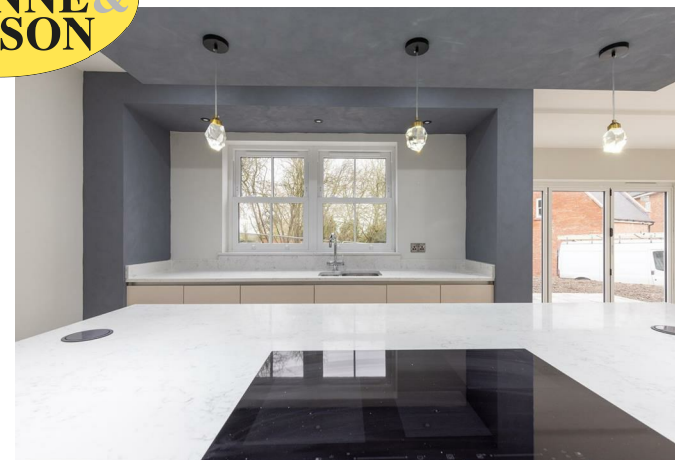
A QUITE MAGNIFICENT AND IMPOSING GATED, 8 BEDROOM, 6 BATHROOM, 3-STOREY, GEORGIAN STYLE DETACHED HOUSE OF CONSIDERABLE ARCHITECTURAL AND AESTHETIC EXCELLENCE EXTENDING TO ABOUT 4000 SQUARE FEET (GROSS INTERNAL) PLUS A DETACHED GARAGE BLOCK WITH A SOUTH FACING GARDEN OVERLOOKING COUNTRYSIDE, IN THE HEART OF THE VILLAGE.

### SUMMARY

Ground Floor; Reception Hall, Drawing Room, Dining Room, Kitchen/Breakfast/Family Room, Utility Room, Cloakroom. First Floor; Landing, Master Bedroom with Dressing Room and Bathroom, Two Double Bedrooms with Ensuite Shower Rooms, Two Further Bedrooms, Family Bathroom. Second Floor; Two Double Bedrooms with Dressing Rooms and Ensuite and Shower Rooms, uPVC Double Glazed Windows, Underfloor Heating to Ground Floor and First Floor Bathrooms, Detached Garage Block with Office/Games Room above, Gardens



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## DESCRIPTION

3 The Mayfair is a splendid detached house recently constructed by M B Living to an excellent standard. The property offers substantial accommodation arranged over three floors and extends to about 4,000 square feet (gross internal) plus the detached garage block (about 700 square feet). It is an exceptionally spacious house built in the Georgian vernacular with well proportioned light and airy rooms. It offers contemporary living and many impressive design features combine with an exceptional specification and outstanding eco credentials.

The three houses will have their own electrically operated gates. The Mayfair provides a unique lifestyle opportunity which is to be enjoyed and treasured.



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## LOCATION & AMENITIES

The approach, off London Road, is over a tarmac 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.

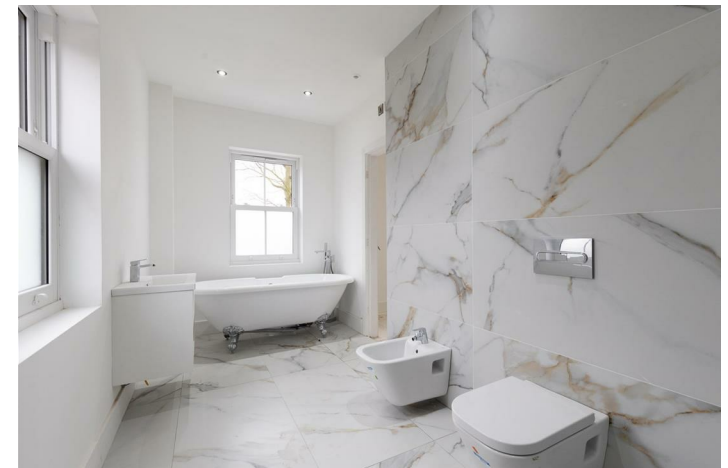
## TENURE

Freehold

## VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

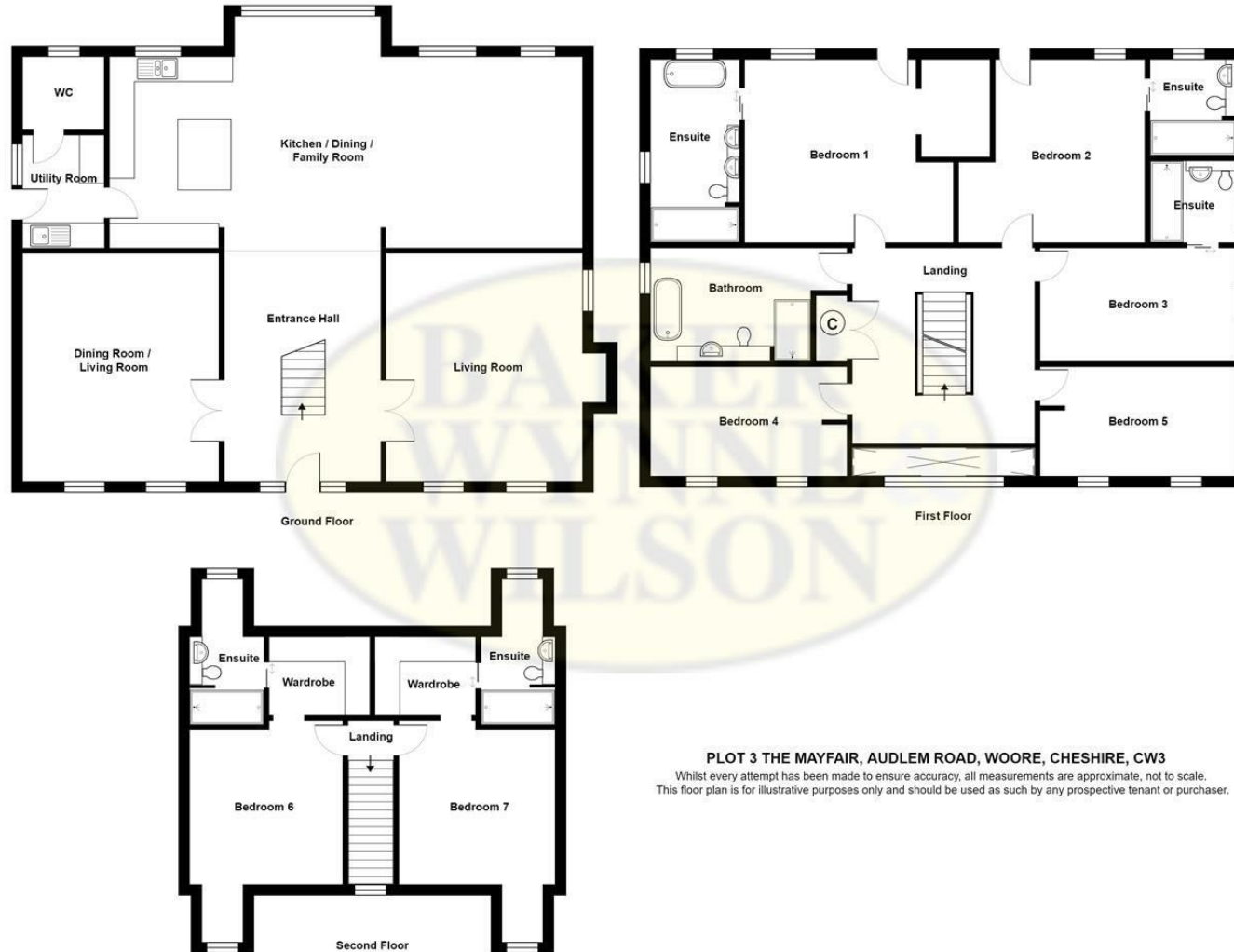
Telephone: 01270 625214






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**PLOT 3 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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