



Springfields, Kidderton Lane, Brindley, Nantwich, Cheshire, CW5 8JD

Guide Price £1,200,000

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SUMMARY

AN OUTSTANDING FIVE BEDROOM DETACHED COUNTRY HOUSE, WELL SET BACK OFF A RURAL LANE ON AN ELEVATED SITE WITH WONDERFUL VIEWS, SITUATED CONVENIENTLY JUST OUTSIDE THE RURAL HAMLET OF FADDILEY. THE HOUSE ACCOMMODATION EXTENDING TO NEARLY 3,000SQ.FT

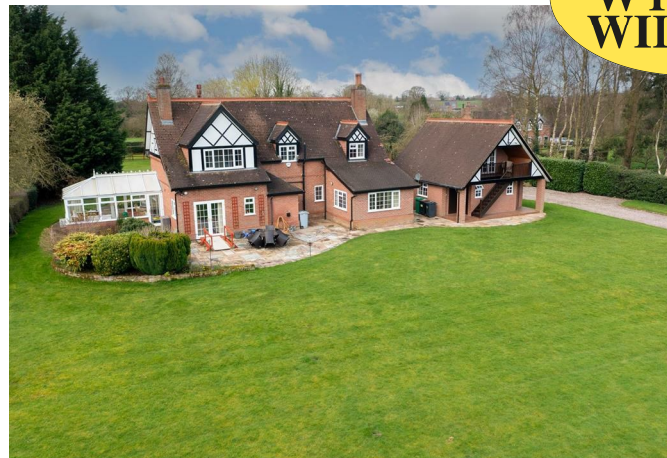
DESCRIPTION

'Springfields' is a modern, individual detached house built to a characterful design as a replacement dwelling to an original cottage which once stood on the site. The carefully designed interior is light and spacious, ideal for family occupation with its five bedrooms and two bathrooms. The conservatory is the most recent addition and measures 17'3" x 10'4". Externally, there are well maintained stables, a full-sized professionally installed tennis court and a wonderful double garage with a leisure room or work-from-home office above.

The gardens, grounds and two paddocks extend perfectly around the house to approximately 3.61 Acres or thereabouts and being ideal for equestrian pursuits.



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The property enjoys delightful views from an elevated position and is well set back off the road.

Having such a wonderful rural location, the purchaser will have all the advantages of country life in the knowledge that Nantwich with its wide range of shops, schools etc, is only five minutes travelling distance away with the road improvements that have taken place. 'Springfields' is within easy travelling distance of all main centres or commerce and industry. It is difficult to emphasise the exceptional setting and convenience of this property which can only be fully appreciated by an inspection.

Nantwich 4 Miles. Crewe Rail Station 12 Miles. Chester 18 Miles. Manchester 48 Miles.

DIRECTIONS

(See also plan edged red). From Nantwich proceed along Welsh Row on the Wrexham/Chester Road, turning left at Acton Church onto the A534 Wrexham Road. Continue for approx. 2.5 miles through Burland and turn left at Faddiley Common into Kidderton Lane, 'Springfields' will be observed on the left hand side, well set back from the lane and being approached over a long tree-lined, sweeping driveway.



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FADDILEY

Faddiley is a township in Acton Parish, a small friendly Cheshire village centred around a Village Green, Goodwill Parish Hall and 'The Thatch' Public House/Restaurant. Various schools have bus pick-up, public bus service close to the property giving transport to Acton and various secondary schools in Nantwich (subject to confirmation and terms).

THE ACCOMMODATION COMPRISES

(with approximate measurements)

STORM PORCH LOBBY

Solid painted exterior door, mosaic pattern tile floor, Yorkstone entrance steps

RECEPTION HALL

Attractive oak boarded floor, ceiling cornice, dado rail, radiator with cover, 4 wall light points, low voltage Halogen ceiling spotlights, feature Oak turned staircase with two mid-flight landings to main Galleried Landing, understairs storage cupboard.

CLOAKS/WC

White suite, close coupled WC, pedestal wash-hand basin, deep cloaks recess, part-tiled walls, mosaic pattern tile floors, wall light point, shaver socket, radiator.

SITTING ROOM ('L' SHAPED)

19'3" x 16'8" Max

Corner exposed brick faced fireplace with raised quarry tile hearth and oak mantel over, 'Living Flame' LPG coal-effect fire insert, ceiling cornice, 2 telephone points, TV point, 4 uPVC double-glazed Georgian

panel windows all with delightful views, 2 double-panel radiators, 4 wall light points, low voltage Halogen ceiling spotlights, dimmer light switch.

LIVING ROOM

16'9" x 16'3"

A delightful light and airy entertaining room with double opening uPVC double glazed south facing patio doors, uPVC double glazed mill style window, ceiling cornice and central ceiling rose, attractive mahogany Adam-style fire surround with black cast iron Stovax wood-burning stove and raised stone hearth, TV point, three-pin light plugs, radiator.

DINING ROOM

12'10" x 18'11" Max

Corner fireplace with high set mirrored insert to pine surround and mantle, tile inset black cast Victorian styled grate with coal-effect LPG insert and raised tile hearth, ceiling cornice and central rose, radiator, three-pin lamp plugs.

DINING KITCHEN

26'8" x 12'0"

Harvest Interiors bespoke handmade kitchen units with part-granite and part-wood laminate worktops and matching upstands, granite window sill, under-mounted stainless steel 1 ½ bowl sink, numerous base units and drawers, wall mounted display and storage units, breakfast bar (removable), window pelmet with built-in lighting, exposed brickwork and arch providing cooker recess with



built-in side cupboards having granite tops, sitting area with wall mounted TV point, radiator, uPVC double glazed side window and matching double opening patio doors, limestone tile floor, ceiling spot lights with dimmer light switch.

Fitted Appliances include:

Bosch built-in Dishwasher

Hotpoint Fridge/Freezer

Bosch built-in Microwave

Rangemaster Excel ceramic hob Range Cooker

CONSERVATORY

10'4" x 17'3"

Brick base with uPVC double glazed sectional windows to a pitched and hipped roof, double opening external doors and rear single personal door, opening window lights, various power points, TV point, 'Craft' built-in heater/air conditioning unit, limestone tiles with electric underfloor heating.

UTILITY ROOM-REAR VESTIBULE (EXTENDED)

Limestone tiles floor, radiators, 'Camray' old fired central heating boiler, vent for dryer, plumbing for washing machine, fitted base and wall units incorporating a stainless steel single drainer unit, wine rack, built in wine cooler, uPVC double glazed exterior side door, built in broom/larder style cupboard.

GALLERIED LANDING

A spacious and particularly noteworthy area, deep ceiling coving and ceiling rose, radiator, offset section to mill style uPVC double glazed window with seating area.

MASTER BEDROOM (FRONT MIDDLE)

16'5" x 16'3"

Radiator, deep ceiling coving, 'His & Hers' built-in single wardrobes with hanging and shelving provision, wall light point, TV point.

EN-SUITE SHOWER ROOM

Double cubicle with screen door and thermostatic shower, vanity wash-hand basin with cupboards, WC, chrome heated towel rail, tiled walls and floor, fitted mirror, circular side window, shaver socket.

BEDROOM TWO (FRONT RIGHT)

12'8" x 12'0"

Extensive range of fitted wardrobes and cupboards incorporating a knee-hole dressing table with mirrored back, radiator with cover.

BEDROOM THREE (FRONT LEFT)

18'11" x 9'3"

Built-in mirrored front double wardrobes, radiator, telephone point.

BEDROOM FOUR (REAR LEFT)

11'11" x 16'8"

Built-in triple section wardrobes with hanging rails and shelving, knee-hole dressing table with seven section drawers and table mirror, low voltage halogen spotlights, under-eaves storage cupboards.



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BEDROOM FIVE (REAR RIGHT)

12'7" x 15'1"

Under-eaves cupboards, radiator, wood laminate floor, fitted shelving, built-in cupboard, low voltage ceiling spotlights, telephone point, access to loft.

FAMILY BATHROOM

Modern suite comprising panel bath with side-screen and shower, pedestal wash-hand basin, close coupled WC, chrome heated towel rail, fully tiled floor and walls.

EXTERIOR

(See plan edged red) 3.61 acres (1.462Ha) 'Springfields' is situated well back off a country lane on the elevated parts of its grounds and is approached over a long, impressive, sweeping driveway with forecourt parking area, side parking area and rear access, mature landscaped and lawned gardens with various shrubs and trees.

DETACHED DOUBLE GARAGE WITH LEISURE ROOM ABOVE
22'6" x 19'6"

(Potential rental income subject to any necessary consents and alterations)
Twin up-and-over doors, power and light, corner covered area with exterior door, outside WC with wash-hand basin, staircase with seating balcony to:

FIRST FLOOR ROOM 19'7" x 14'3"

'Dimplex' heater, access to loft, 'Velux' window, TV point.

'L' SHAPED STABLE BLOCK

Comprising two loose boxes, Tack Room and Store, concrete base, power and light.

YORKSTONE PATIOS

Yorkstone Patios, well stocked borders and trees, extensive lawned area with steps to:-
TENNIS COURT

Constructed by Leisure Surfaces of Cheshire Ltd.

TIMBER OPEN HAY BARN

PADDOCKS

Two grazing paddocks.

NB: Separate field gate onto Kidderton Lane. Public footpath.

COUNCIL TAX BAND: G

EPC RATING: E

SERVICES

Mains water and electricity. Private drainage system, Oil central heating. Home intruder alarm system. LPG Propane gas.

TENURE

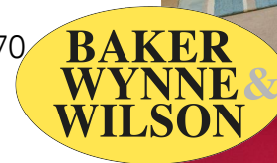
Freehold with vacant possession upon completion.

VIEWING

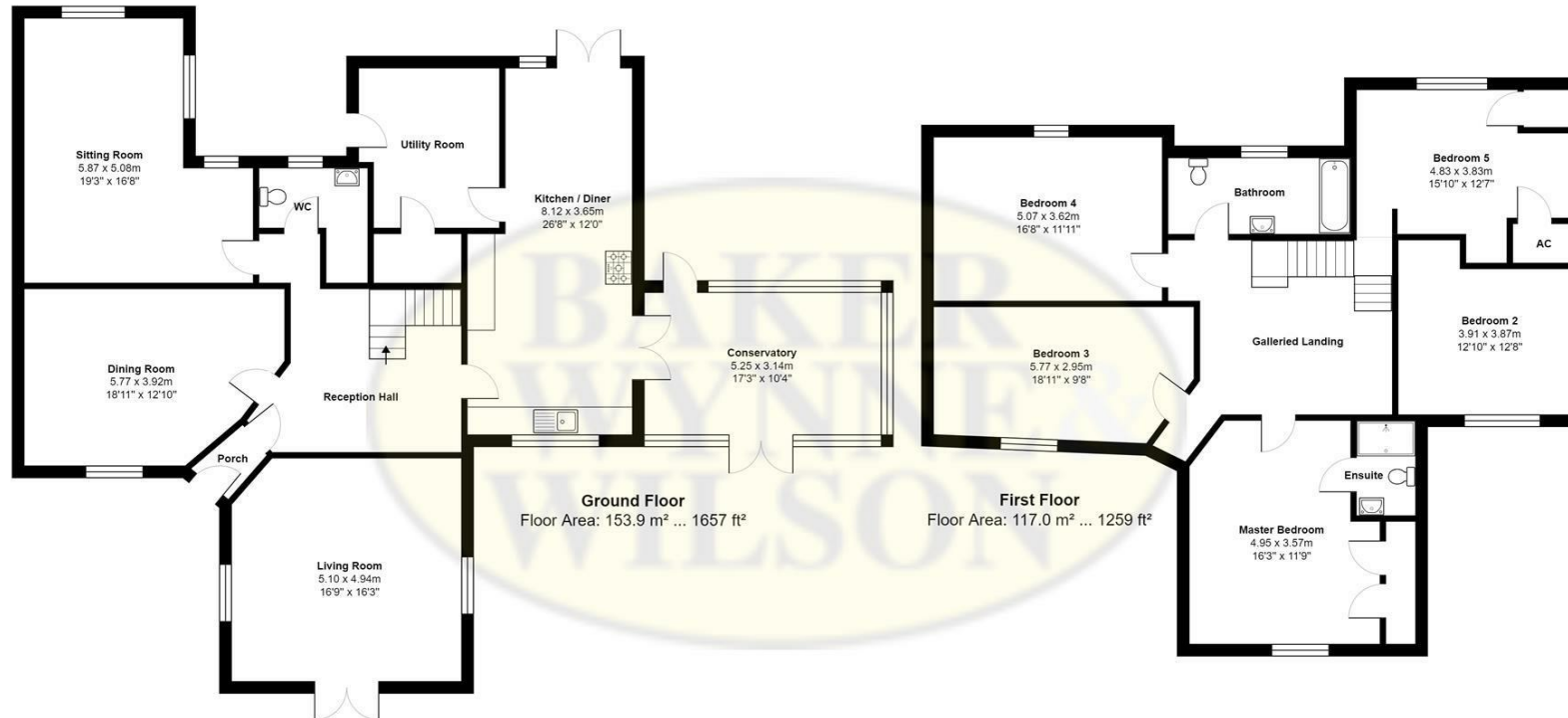
By appointment with **BAKER, WYNNE & WILSON**.

38 Pepper Street, Nantwich. (Tel No: 01270-625214).

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SPRINGFIELDS, KIDDERTON LANE, BRINDLEY, NANTWICH, CHESHIRE, CW5 8JD

Approximate Gross Internal Area: 270.9 m² ... 2916 ft²

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 not measured by and reproduced by Leon Sancese from Green House EPC Ltd 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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



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