



4 Warwick Gate, Aston, Nantwich, CW5 8DY  
Offers Over £275,000

**BAKER  
WYNNE &  
WILSON**

A well-proportioned 3-bedroom 2-bathroom mid mews three storey family sized house circa nearly 1500 sqft GIA. Forming part of a small rural courtyard development originally built by Muller Homes circa 2006 known as Warwick Gate and situated within the popular village of Aston just 5 miles south of Nantwich town centre.

## GENERAL REMARKS

COMMENT BY MARK JOHNSON FRICS

Mark Johnson FRICS, Estate Agent & Chartered Valuation Surveyor, joined the practice some 4 years ago to continue his trusted role selling some of the most challenging and noted local properties. Mark is a registered RICS Valuer, providing Red Book reports to support his personal 'one to one approach' to selling and his specialism in Inheritance and Capital Gains Tax Valuations for professional advisors and individuals. A block paved driveway and path leads to a tiled pitched canopy porch with an impressive double glazed open plan family dining kitchen, cloakroom, first floor lounge, master bedroom with fitted wardrobes and ensuite bathroom, two second floor bedrooms and shower room. Integral single garage, block paved driveway and attractive rear gardens. Oil fired central and double glazing.

## DIRECTIONS TO CW5 8DY

Proceed out of Nantwich along the Whitchurch Road A530, proceed past Shrewbridge lake for approximately 3.5 miles through the parish of Sound to Aston. Upon reaching Aston, Warwick Gate is situated on the left-hand side before the crossroads with Sheppenhall Lane.

## APPROXIMATE DISTANCES

Nantwich 5 miles, Crewe 9 miles with its intercity railway network (London Euston 90 minutes, Manchester 40 minutes), Chester 16 miles, Stoke on Trent 18 miles, M6 Junction 16, 14 miles.



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## LOCATION & AMENITIES

Warwick Gate is conveniently situated in the pleasant village of Aston being 5 miles South of Nantwich and despite its rural setting, the property has excellent transport links with easy access to the Northwest, North Wales, and the Midlands through Cheshire's network of major trunk routes and the M6 motorway. There are local and intercity rail services from Wrenbury and Nantwich, and mainline services to London Euston taking approximately 90 minutes from Crewe.

Nearby Wrenbury has its own doctor's surgery, railway station, Post Office, general store, and primary school. Accessible Private schools in the area include the Kings School, Queens School, The Grange in Northwich, and Abbey Gate College. Also, nearby is the well-attended tennis club, bowling club and Aston cricket club. There are in addition primary schools at Wrenbury, Sound and Audlem and Nantwich has secondary and primary schools.

The highly regarded Bhurtpore Inn pub/restaurant is within easy walking distance and is in the heart of the village. Also, a short distance from the property is Longmans Farm Shop and cafe, offering a wide selection of premium quality goods that are not only delicious but also support the local community.

Nantwich is a charming market town set beside the River Weaver with a wide range of bars, restaurants, high street and speciality shops, and several supermarkets.

## ACCOMMODATION

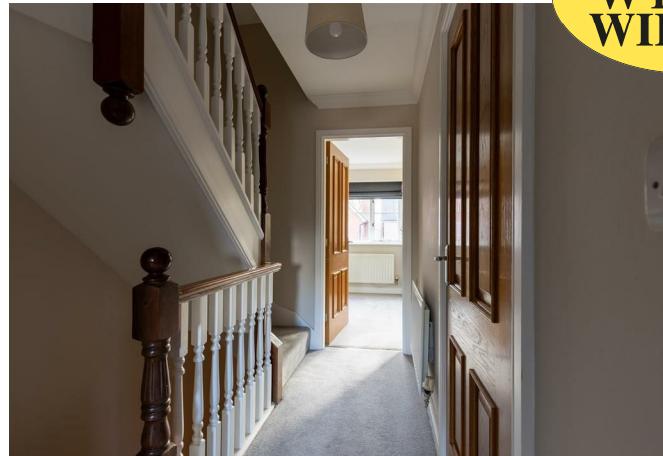
With approximate measurements comprises:

### RECEPTION HALL

Oak panel door to:



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## OPEN PLAN FAMILY DINING

### KITCHEN

13'6" x 16'11"

A superbly appointed room with a kitchen area fully equipped comprising an excellent range of Oak fronted base and wall mounted units including cupboards and drawers, single drainer one and a half bowl sink unit with mixer tap, part tiled walls, tiled flooring, coved ceiling, built in electric oven, hob with filter canopy over, space for automatic washing machine, space for dishwasher, integrated fridge freezer, an under counter Potterton oil fired central heating boiler, double glazed double doors to rear garden and patio, double radiator, recessed ceiling lighting and a door leads to useful under stairs pantry style cupboard.

### FIRST FLOOR LANDING

Radiator, coved ceiling, built in airing cupboard incorporating pressurised cylinder system, stairs ascending to second floor landing :

### LOUNGE

12'7" x 16'11"

Double glazed windows to rear elevation, two radiators and coved ceiling.

### MASTER BEDROOM

9'11" x 16'11"

Double glazed window to front elevation, two radiators, coved ceiling, mirror fronted fitted wardrobes incorporating railing and shelving:

### ENSUITE BATH/SHOWER ROOM

Panelled bath incorporating central shower tap, pedestal wash hand basin, WC, chrome towel radiator, tiled flooring and built in shower with tiled wall.

### SECOND FLOOR LANDING

Access to loft.

### BEDROOM NO. 2

12'1" x 16'11"

Double glazed window and two radiators

### BEDROOM NO. 3

10'8" x 16'11"

With Velux window and radiator.

### SHOWER ROOM

Large walk-in shower cubicle, pedestal wash hand basin, WC, and chrome towel radiator.

### EXTERIOR

The property is fronted by a wide block paved entrance drive. Integral single garage 17' 0" x 9' 2". The gardens to the rear are enclosed within fencing and benefit from a lawned area, paved patio, and pleasant aspects. Oil storage tank.

### SERVICES

Oil fired central heating, mains water and electricity. Presumed mains drainage.

### CONSTRUCTION

Brick faced walls beneath a pitched timber and tile covered main roof.

### COUNCIL TAX

Band E.

### VIEWINGS

Strictly by appointment.  
W914

### Tenure - LEASEHOLD

999 years - 18 years in  
Ground rent approx £360.00 a year  
NO OTHER CHARGES

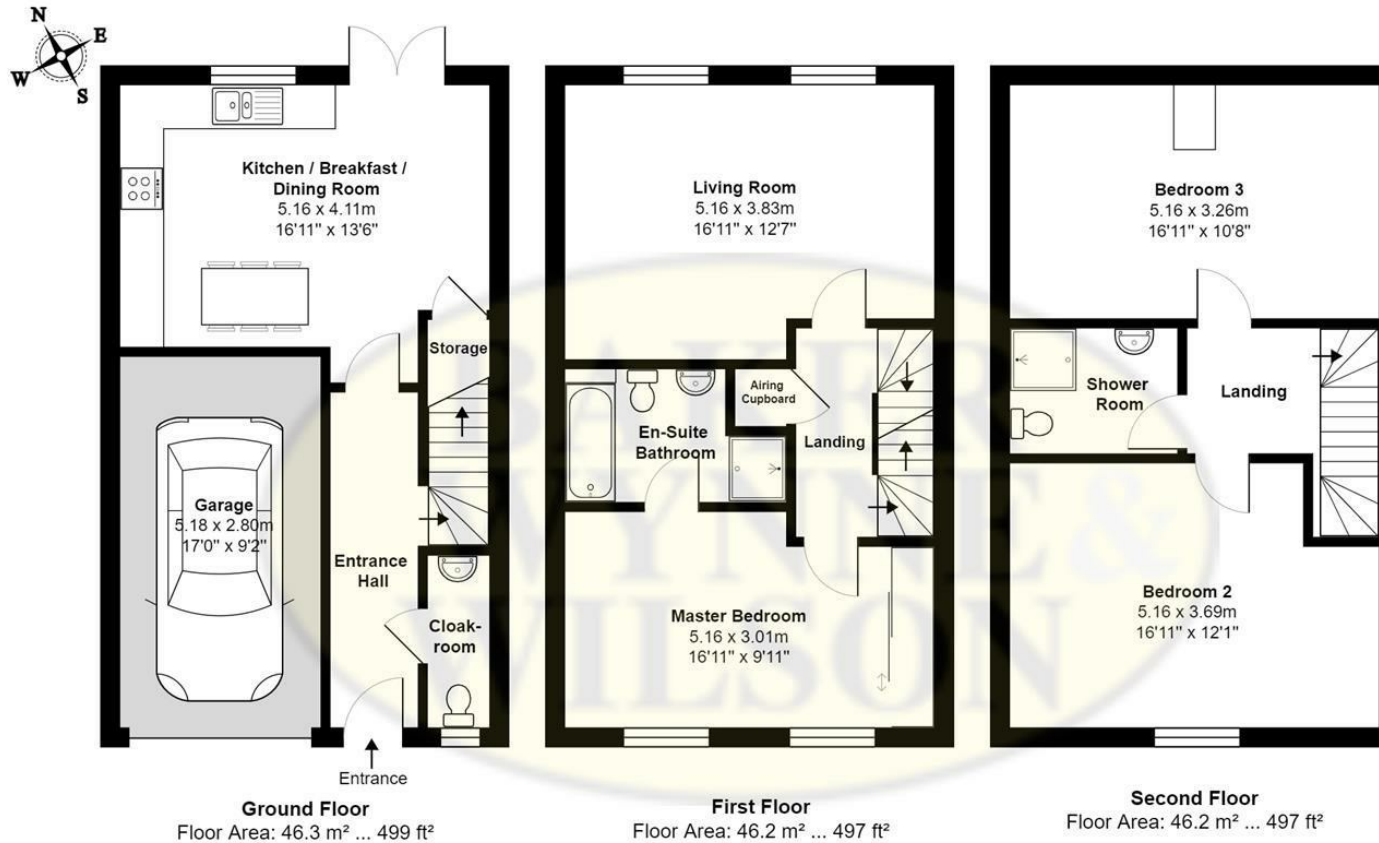




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**4 WARWICK GATE, ASTON, NEAR NANTWICH, CHESHIRE, CW5 8DY**

Approximate Gross Internal Area: 138.7 m<sup>2</sup> ... 1493 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 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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 	

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