



Robinia, 4 Copthorne Drive, Audlem, Cheshire, CW3 0EQ
Guide Price £450,000

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ENJOYING A SOUTH EASTERLY ASPECT OVER ROLLING COUNTRYSIDE TOWARDS HOLMES BANK, 500 YARDS FROM AUDLEM VILLAGE CENTRE, THIS INTERESTING AND DESIRABLY LOCATED DETACHED DORMER HOUSE PROVIDES GREAT POTENTIAL FOR IMPROVEMENT AND ALTERATION, ON A LARGE PLOT WITH GOOD SIZED GARDENS.

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Dining Room, Conservatory, Office/Garden Room, Bedroom/Sitting Room, Kitchen, Utility Room, Landing, Two Large Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Attached Garage, Parking Space for Four Cars, Gardens.

DESCRIPTION

Robinia, built in 1969 by Leonard Cork of brick under a tiled roof, stands well back from the road and is approached over a block paved drive. The house and gardens have been thoroughly cared for and the property comes to the market for the first time in 38 years.

With space, versatility, much natural light and the scope to be adapted to suit individual requirements, this excellent house has much to offer. Externally, the large gardens are a delight, provide colour and interest through the seasons and form a particular feature of the house. We feel because of its location, size of gardens and outlook any work carried out by the next owners will be really worthwhile.



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LOCATION & AMENITIES

Copthorne Drive has always proved to be a sought after cul de sac location and lies about 500 yards from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelime, and Edward I granted a market charter in 1295. Audlem is on the Shropshire union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes west of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafes, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles and Manchester Airport 40 miles.

On the Educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School/BL6 Sixth Form (Ofsted Good).

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem.

DIRECTIONS

From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 6.5 miles into Audlem, with the church on your left, turn right, proceed for 450 yards, turn left into Copthorne Drive and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

uPVC double glazed windows and door, terrazzo tiled floor.

RECEPTION HALL

14'4" x 9'6"

Understairs store with hanging fitting, two single wall lights, radiator.

CLOAK ROOM

White suite comprising low flush W/C and hand basin, radiator.



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THROUGH LIVING ROOM/DINING ROOM

23'8" x 11'9"

Stone fireplace with slate hearth and timber mantle, double glazed windows to front and rear, three single wall lights, picture light, archway to dining room, ceiling cornices, radiator.

DINING ROOM

9'6" x 8'8"

Hatch to kitchen, built in cupboard, ceiling cornices, two single wall lights, sliding double glazed windows to conservatory, radiator.

CONSERVATORY

12'10" x 8'9"

Double glazed windows, French windows and door to garden, fan/light, tiled floor.

OFFICE/GARDEN ROOM

9'8" x 9'6"

Double glazed picture window, composite door to garden, door to garage, radiator.

KITCHEN

12'7" x 8'7"

Two and half bowl sink unit with cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, part tiled walls, wood effect lino floor, Bosch dishwasher, radiator.

UTILITY ROOM

7'7" x 4'2"

Plumbing for washing machine, stainless steel sink unit, tiled floor, double glazed windows and door.

BEDROOM/SITTING ROOM

10'6" x 8'8"

Currently being used as a Study but has potential for Bedroom 3/Sitting Room.

Hatch to kitchen, two single wall lights, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft, light, deep eaves cupboard.

BEDROOM ONE

23'7" into wardrobes x 12'4" maximum

Walk in wardrobes, vanity unit with inset hand basin, mirror and light fitting, two single wall lights, two double glazed windows, two radiators.

BEDROOM TWO

23'7" into wardrobes x 11'10"

Walk in wardrobes, vanity unit with inset hand basin, two single wall lights, two double glazed windows, mirror and light fitting, radiator.

BATHROOM

9'6" x 5'9"

Coloured suite comprising panel bath with mixer shower, pedestal hand basin and low flush W/C (W/C not operational), fully tiled walls, bathroom cabinet with mirror fittings, cylinder and airing cupboard, radiator.

OUTSIDE

Attached GARAGE 17'8" x 9'8" recently re-roofed, electrically-operated rollover door, power, light and water, Mistral oil fired boiler. Block paved car parking space, pedestrian access to both sides of house.

Recently renovated Oil Tank. Outside tap and light.

GARDENS

The lovely gardens extend to the front, rear and both sides of the house. They are lawned with a great variety of plants, shrubs and specimen trees, two ornamental pools (one with marigolds) and a flagged patio. Steps lead to a sunken garden. The rear garden has a hedgerow boundary and enjoys a South Easterly aspect over rolling countryside towards Holmes Bank and the Shropshire Union canal.

SERVICES

Mains water, electricity and drainage. Oil fired central heating with recently replaced tank storage.

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.

COUNCIL TAX

Band E.

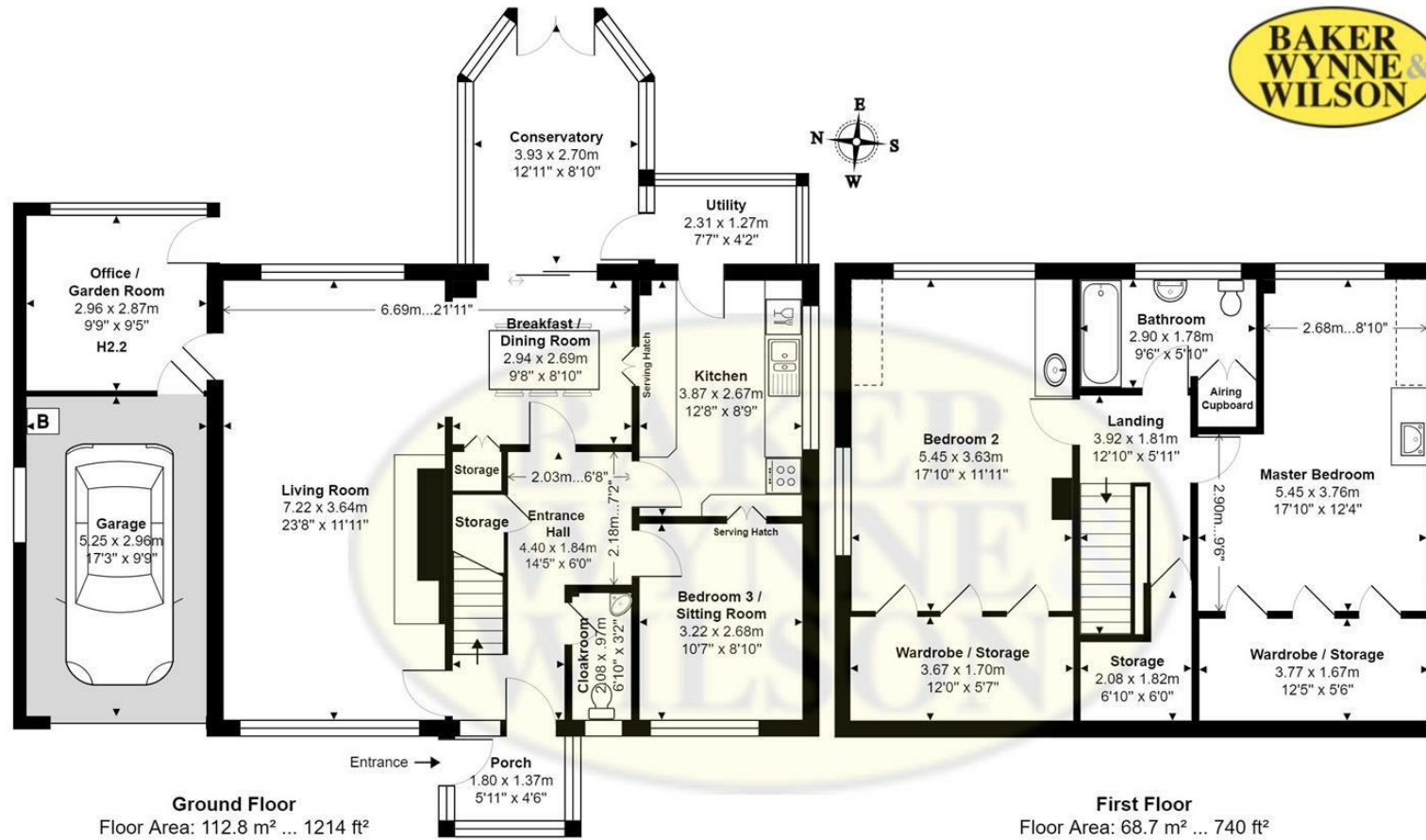
VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





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ROBINIA, 4 COPTHORNE DRIVE, AUDLEM, CHESHIRE, CHESHIRE, CW3 0EQ

Approximate Gross Internal Area: 181.5 m² ... 1954 ft² Includes Garage

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 Leon Sancese from Green House EPC Ltd 2024. Copyright.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 28 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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