



3 Willaston Hall Gardens, Willaston, Nantwich, Cheshire, CW5 6NX  
£775,000

**BAKER  
WYNNE &  
WILSON**



## SUMMARY

Reception Hall/Study, Cloakroom, Living Room, Conservatory, Kitchen/Family Room open to Dining Room, Utility Room, Landing, Master Bedroom with En-suite Dressing Room and Shower Room, Bedroom No.2 with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Garden Room/Home Office, Car Parking Spaces, Gardens

## DESCRIPTION

This fabulous detached house is constructed of brick under a tiled roof and approached over a long private tree lined drive. Willaston Hall Gardens forms a select development of only four detached houses. The house has been enlarged and reconfigured by the present owners in recent years. Upon inspection one will instantly note the intelligent design, superb specification and sheer size of the property which extends to about 2500 sqft. The large gardens have matured over the years and provide a wonderful setting.

## LOCATION AND AMENITIES

Willaston offers a wide selection of local amenities including a primary school, nursery, local shops, a selection of public houses, a village hall with an active social calendar and community groups, plus a Church and mini supermarket. There are highly reputable local schools and nurseries easily accessible from the property. There is also plenty to see and do in the area along with an abundance of countryside and riverside walks and cycle paths. Cheerbrook Farm Shop is close by and provides farm shop, café and butchers.

The historic market town of Nantwich is a short travelling distance away, approximately 1.5 miles and is renowned for its beautiful architecture and character. The town offers an excellent selection of independent shops, eateries, restaurants and bars, but also provides more extensive facilities including renowned Primary and Secondary Schools and three major supermarkets.

## APPROXIMATE DISTANCES

The property is considered ideally placed for the commuter, with a network of excellent road links, giving immediate access to the M6 motorway at Junction 16, via the A500 (7 miles). Crewe Station (2.5 miles) presently offers fast access into London (90 minutes) and other major cities with future improvements underway.

## DIRECTIONS

From the agents office on Pepper Street, turn right onto Beam Street. At the traffic lights turn left onto Millstone Lane /B5074. At the main roundabout take the 1st exit onto Crewe Road / B5338. Proceed for 1 mile and the entrance for Willaston Hall Gardens is on the right hand side, opposite Willaston War memorial.

## THE ACCOMODATION COMPRISES

With approximate measurements

### ENTRANCE PORCH

Quarry tiled floor

### RECEPTION HALL/STUDY

17'10" x 11'6"

Composite entrance door, double doors to living room and kitchen, oak flooring, radiator

### CLOAKROOM

White suite comprising low flush WC and hand basin, Worcester gas fired central heating boiler, fully tiled walls, tiled floor

### LIVING ROOM

22'9" x 14'5"

Chesney lime-stone fire place with granite hearth, Aga multi fuel stove, oak flooring, double glazed bow window to front, sliding double glazed windows to conservatory, radiator

### CONSERVATORY

7'10" x 10'5"

Tiled floor with underfloor heating, brick base, uPVC double glazed windows and French windows to garden

### KITCHEN/BREAKFAST/FAMILY ROOM OPEN TO DINING ROOM

36'9" x 15'6"

Stainless steel 1 ½ bowl sink unit, superb range of oak floor standing cupboard and drawer units with granite worktops, island unit/breakfast bar, wine cooler, Elan Rangemaster cooker with extractor hood above, inset for American style refrigerator, double glazed window with shutters, three double glazed windows, double glazed door to garden, tiled floor with underfloor heating, radiator, open to :-

### DINING ROOM

14'3" x 10'9"

Double glazed window with shutters, ceiling cornices, radiator

### UTILITY ROOM

6'7" x 5'8"

Plumbing for dishwasher and washing machine, tiled floor, two double glazed windows



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#### STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

18'3" x 6'4"

Access to loft, double doors to Master Bedroom

#### MASTER BEDROOM

15'5" x 12'7"

Ceiling cornices, inset ceiling lighting, double glazed window, radiator

#### ENSUITE DRESSING ROOM

7'2" x 6'3"

Hanging fittings and shelving, double glazed window, access to loft, radiator

#### ENSUITE SHOWER ROOM

7'9" x 6'2"

White suite comprising low flush WC and pedestal hand basin, tiled shower cubicle with shower, fully tiled walls, chrome radiator/towel rail

#### BATHROOM

9'3" x 7'3"

White suite comprising free standing bath, pedestal hand basin and low flush WC, fully tiled walls, double glazed window, chrome radiator/towel rail

#### BEDROOM NO.2

14'2" x 10'10"

Ceiling cornices, inset ceiling lighting, radiator

#### ENSUITE SHOWER ROOM

8'5" x 7'2"

White suite comprising low flush WC and pedestal hand basin, tiled shower cubicle with shower, fully tiled walls, inset ceiling lighting, two double glazed windows, chrome radiator/towel rail

#### BEDROOM NO.3

14'2" x 11'6"

Two fitted double wardrobes, ceiling cornices, inset ceiling lighting, double glazed window, radiator

#### BEDROOM NO.4

18'3" x 8'2"

Inset ceiling lighting, ceiling cornices, double glazed window, radiator

#### OUTSIDE

Car parking and turning area. Exterior lighting. Outside tap. Block paved area with stone wall leading to an Indian stone flagged patio and GARDEN ROOM/HOME OFFICE 13'6" x 11'7" double glazed French window, double glazed window, power and light, insulated floor, walls and ceiling.

#### GARDENS

The gardens are extensively lawned with herbaceous and flower borders, specimen trees, shrubs and a paved path.

#### SERVICES

All mains services are connected to the property.

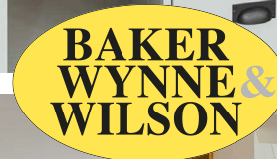
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

#### TENURE

FREEHOLD

#### VIEWING

By appointment with Baker, Wynne & Wilson  
38 Pepper Street, Nantwich,  
Tel. 01270 625214



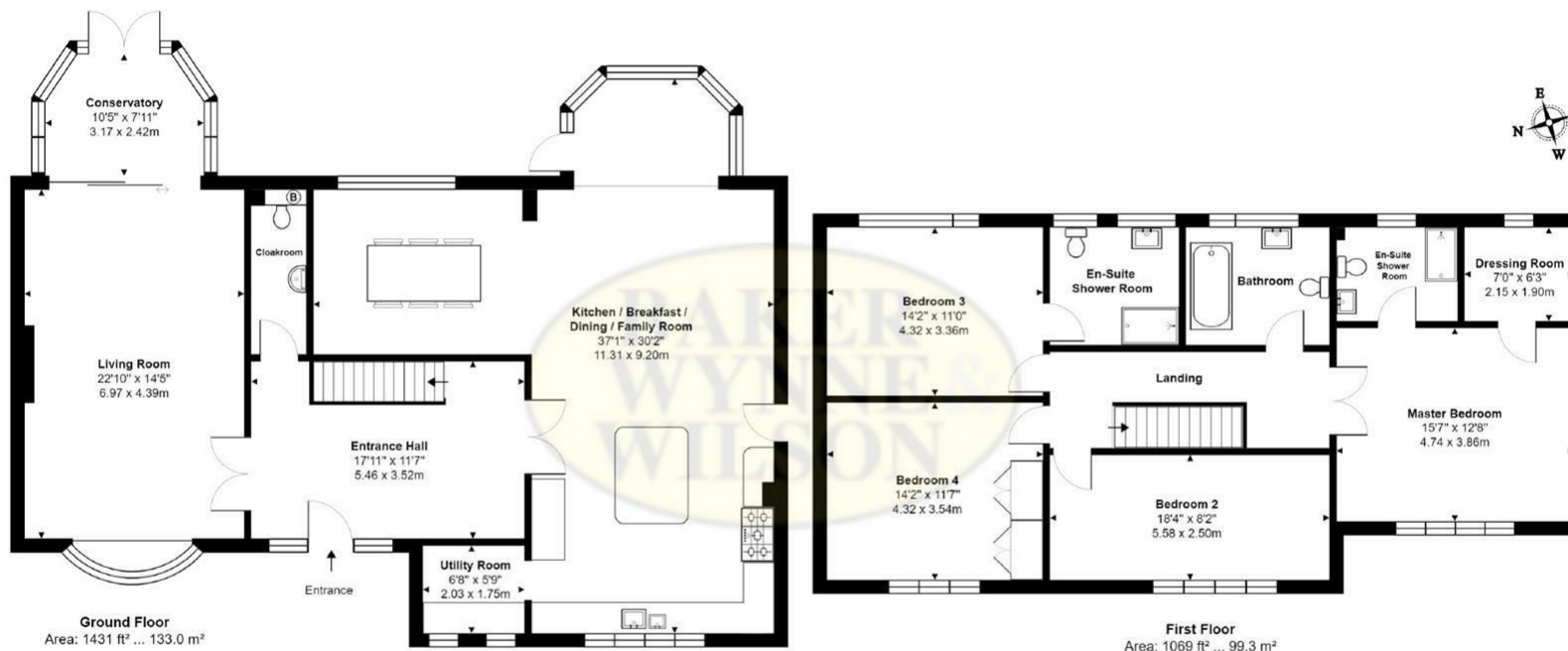




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Approximate Gross Internal Area: 2501 ft<sup>2</sup> ... 232.3 m<sup>2</sup>

While 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 Green House EPC Ltd 2020.

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		
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