



8 Copthorne Drive, Audlem, Cheshire, CW3 0EQ  
Offers Over £835,000

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

Ground Floor ( 141.5 m2 ) - Porch, Entrance Hall, Living Room, kitchen/Breakfast/Dining Room, Utility Room/Prep Kitchen, Store/laundry room, Inner hallway, Garden Room/ Bedroom 6, Double Garage.

First Floor ( 110.0 m2 ) . Galleried Landing with storage, Master Bedroom 1 with Ensuite dressing room and Ensuite Shower room. Bedroom 2 ( Guest suite ) Bed 2 with Ensuite Shower room. Bed 3, Bed 4 and Bed 5, Family Bathroom.

## DIRECTIONS TO CW3 0EQ

What3WordsReference: ///overnight.move.sometimes

From Nantwich, proceed along Wellington 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 at the head of the cul de sac.

## OUT AND ABOUT

Copthorne Drive occupies a prominent position 600 yards from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelyme, and Edward 1 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, cafe, 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). Whitchurch is 8 miles, Newcastle Under Lyme 15 miles, Chester and Shrewsbury 25 miles, 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). Private schooling in the area includes Newcastle High School, The Grange at Hartford, The King's and Queen's in Chester and Ellesmere College.

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18-hole golf courses at nearby Whitchurch.

## GENERAL REMARKS

COMMENT BY MARK JOHNSON FRICS @ BAKER WYNNE AND WILSON

This terrific mid-century house rests on a large leafy garden plot, peacefully secluded within a small cul de sac, close to open countryside on the Village edge.

The property makes a memorable first impression, characterised by its architectural clean lines and a mixture of brick and render elevations.

The wide rear elevation door openings that hint the bright expansive interior that lies within, enjoy a rural southerly rear aspect.



## SMART HOME TECHNOLOGY

Complete rewire with 10 year Guarantee. Wifi Enabled Neo Heatmiser thermostats with multiple controlled Zones for underfloor heating downstairs and new radiators upstairs, controlled through Neo Heatmiser App

EV car charging cable ready installed in garage. Every bedroom, as well as the kitchen/dining area and lounge, feature both single data and TV points

Fitted in the garage as a centralised hub for all cabling and connections. Equipped with CAT6 Data Modules, TV Modules, and an organised Comms Cabinet geared for both present-day and future technological demands. EV Car Charging Cable installed in garage ready for EV installation. Integrating whole house roaming WiFi using three WiFi Access Points (APs) ensures that future buyers experience seamless internet connectivity throughout their home. Kitchen/ Dining - Triad IC82 8.0" Ceiling Speakers and fire hoods, Compatible with Audio systems (e.g. Sonos). Electric cable fitted in loft for easy future solar panel installation.

## THE TOUR

The accommodation with approximate dimensions comprises:

### ENTRANCE PORCH

Composite entrance door and side panels, ceramic tile floor, double opening solid oak doors, two uPVC double glazed windows, ceiling spot lights.

### ENTRANCE HALL

Tiber staircase with understairs cupboard, ceramic tile floor, ceiling spot lights.

### DOWNSTAIRS W/C

Close coupled W/C, vanity wash basin with tiled splashback, ceramic tile floor.

### STUDY

9'5" x 4'10"

Master smart technology Openreach internet socket.

### LIFESTYLE LIVING/KITCHEN

19'8" x 18'4"

Beautifully crafted fitted units and island in dove grey and dusk grey. Granite 'Avenza' worktops with grey under mounted sink with mixer tap over. Units to two elevations plus island providing numerous cupboards and drawers. Built in double cupboards with larder racks. Bin cupboard.

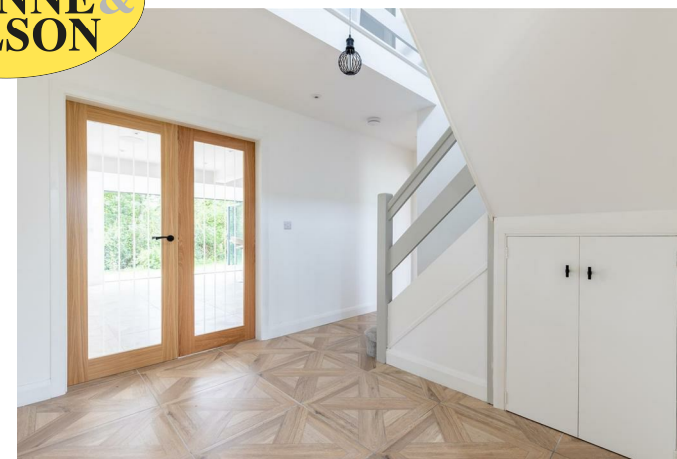
### FITTED APPLIANCES INCLUDED

Two Haier I-message Wi-Fi connected electric ovens and grills (smart ovens), Caple built in full size refrigerator, Haier built in dishwasher, Haier induction hob (80cm), Lamona vented canopy hood (Perspex splash back), Lamona wine cooler, two Velux sky lights with remote opening and rain sensors, aluminium automatic coloured bi-fold doors, dimer ceiling spot lights, corner wall mounted TV point, flush mounted speakers (Sonos compliant), ceramic tile floor.

### LIVING ROOM

22'4" x 13'4"

Two wall lights and two pendant lights with shades, stone hearth with Wilking Mini 2 wood burning stove (Heatas certified), wall mounted TV point, sliding patio doors.



### PREP KITCHEN/UTILITY

10'11" x 9'4"

Corner unit to two elevations, stainless steel sink units, under counter appliance spaces, pull out storage rack, built in cupboard with zoned underfloor zoned heating controls, ceramic tile floor, double glazed door and window.

### ACCESS TO DOUBLE GARAGE

17'10" x 16'0"

Pressured hot water cylinder and Worcester freestanding boiler, communications unit, roller door, cold water tap.

### LAUNDRY/STORE ROOM

Ceramic tile floor.

### GARDEN ROOM/BED SIX

13'6" x 13'4"

Irregular shaped, sliding uPVC double glazed exterior door, ceiling spot lights.

### FIRST FLOOR

Landing/corridor, access to loft, built in store cupboard, radiator.

### MASTER BEDROOM ONE

12'11" x 11'10"

Radiator, wall mounted TV point.

### DRESSING ROOM

### ENSUITE SHOWER ROOM

10'1" x 6'2"

Contemporary styled suite: double black framed walk in shower with attractive tiling and back lit shelf, Roper Rhodes black shower over, head Raindance unit and hand held hose, wall mounted shower controls, sliding oak door, 'RAK' His and Hers vanity wash hand basin with cupboards below, Vita close coupled W/C ceramic tile floor 'RAK' ceramic heated and back lit mixer Vita towel radiator.

### ENSUITE SHOWER

9'0" x 6'11"

Contemporary style suite; walk in double shower room with black frame and matching 'Vitra' rain dance overhead shower with hand held hose, vanity wash hand basin, Vitra close coupled W/C, ceiling spot lights, black heated towel radiator.

### BEDROOM THREE (Rear)

11'11" x 11'10"

Wall mounted TV point, radiator.

### BEDROOM FOUR (Front)

12'10" x 10'2"

Wall mounted TV point, radiator.

### BEDROOM FIVE

11'10" x 8'0"

Wall mounted TV point, radiator.

### FAMILY BATHROOM

10'1" x 8'3"

Modern suite comprising; modern contemporary styled fittings, panel bath with black shower head mixer tap and tiled surround. Black framed double walk in cubicle, Roper Rhodes wall controls

with a Raindance over head drench shower and hand held hose, black towel radiator, low level W/C, ceramic tile floor, 'Vitra' vanity wall hung wash hand basin, back lit heated mirror, ceiling spot lights.

### EXTERIOR

(see attached plan)

Large double driveway with provision for four vehicles leads to the double garage, oil storage tank, front lawn with borders and side access to large rear lawned garden via timber gate, full length expansive Indian stone patio and pathways, exterior lighting and power points. Aluminium Green House.

### SERVICES

Water, oil, electricity and drainage. Brand new heating system, Worcester Greenstar boiler. New hot water cylinder, underfloor heating throughout downstairs, brand new radiators upstairs.

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.

### COUNCIL TAX

Band E.

### VIEWING

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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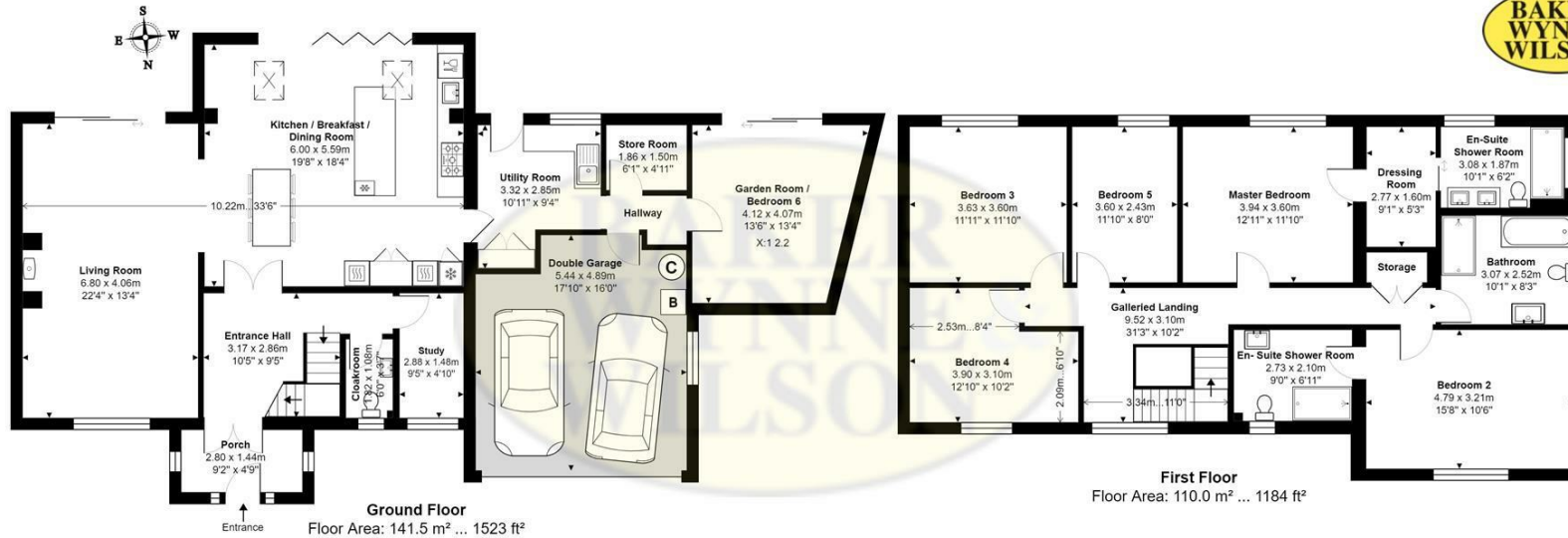


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[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





8 COPTHORNE DRIVE, AUDLEM, CHESHIRE, CW3 0EQ

Approximate Gross Internal Area: 251.5 m<sup>2</sup> ... 2707 ft<sup>2</sup> Includes Double 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	73
(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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38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
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 or info@bakerwynneandwilson.com

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