



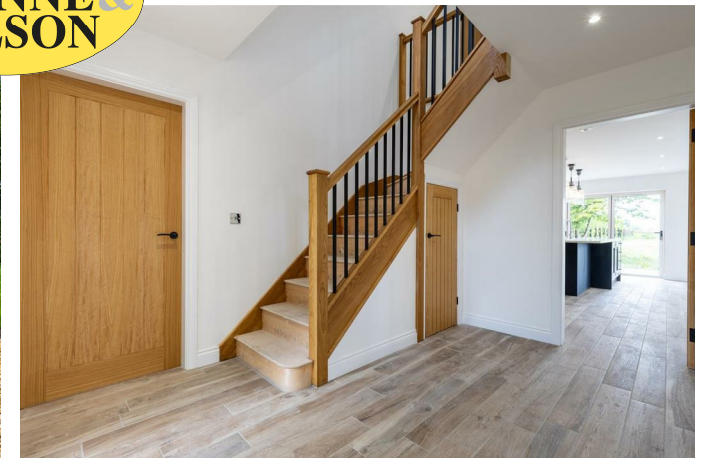
Meadow Brook House Windmill Lane, Buerton, CW3 0DE
Guide Price £825,000

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A ONE OFF DETACHED HOUSE OF INDIVIDUAL DESIGN AND BUILD WITH AN INTERNAL LAYOUT OPTOMISED FOR MODERN LIVING AND LAND EXTENDING IN ALL TO ABOUT 1.3 ACRES, IN A LOVELY RURAL SETTING 1.5 MILES FROM AUDLEM VILLAGE CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Living Room, Sitting Room, Kitchen/Dining/Family Room, Plant Room, Utility Room, Shower Room, Landing, Master Bedroom with Dressing Room/Nursery, Shower Room and Balcony, Bedroom No. 2 with Balcony, Bedroom, Bathroom, Bedroom with Ensuite Shower Room, Bedroom, Air Source Heating, uPVC Double Glazed Windows, Field Shelter, Land with Stream, Wide Frontage to Windmill Lane. In all about 1.3 acres.



DESCRIPTION

Meadow Brook House is a bespoke new build property built by Thornebridge Homes of brick under a tiled roof. It stands well back from the lane approached over a gravel drive.

The developers have invested not just considerable capital into this project, but also their energy and passion into every aspect of the build process. The end results are stunning. The house has impressive environmental credentials. A key example is the Air Source Heat Pump, which offers significant advantage and is a long term, future proof solution. In addition the house enjoys high quality windows and impressive levels of insulation.

Externally, the land is of significant appeal. The field, enjoys open views over countryside, is bisected by a meandering brook and together with mature trees provides added interest and appeal. The field offers an attractive area of amenity land for walking and also serves to enhance the property's privacy. It could readily be made suitable for grazing if required. Indeed, with the field shelter and land the house is ideal for those with a horse or certainly a pony.



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LOCATION & AMENITIES

Meadow Brook House is situated away from the road, 1.5 miles from Audlem village centre. Audlem is an attractive country village, with a centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including a chemist, butchers, local co-operative store and health centre, cafe, two restaurants, three public houses and a wide variety of community activities. The village has a good Ofsted rated primary school and lies within the catchment area of the Good Ofsted rate Brine Leas Secondary School/B:6 Sixth Form College.

APPROXIMATE DISTANCES

Nantwich 7 Miles

Market Drayton 7 miles

Crewe 11 miles

Newcastle-Under-Lyme 14 miles

Stoke on Trent 15 miles

Chester 26 miles

Shrewsbury 25 miles

InterCity Rail Network in Crewe (London Euston 90 minutes, Manchester 40 minutes)

M6 Motorway (junction 16) 11 miles.

DIRECTIONS

From Nantwich take the A5290 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for 6.5

miles into Audlem. With the church on your left, turn left onto the A525 Woore Road, continue for 1.5 miles, turn left into Windmill Lane, proceed for 200 yards and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

OAK FRAMED ENTRANCE PORCH

RECEPTION HALL

11'7" x 9'8"

Oak entrance door, tiled floor, underfloor heating to ground floor, understairs store. Staircase with oak bannisters and steel spindles to first floor landing

LIVING ROOM

17'3" x 10'10"

Open fireplace with oak mantle, three double glazed windows, inset ceiling lighting.

SITTING ROOM

11'6" x 9'10"

Two double glazed windows, inset ceiling lighting.

KITCHEN/DINING/FAMILY ROOM

24'4" x 20'5"

Excellent range of floor standing cupboard and drawer units with granite worktops, wall cupboards, island unit/breakfast bar with granite worktop, stainless steel one and half bowl sink unit in granite surround, Quooker boiling hot



tap, folding doors to pantry leading to Plant Room, Bosch integrated dishwasher, Infusion classic 90 Range style cooker with extractor hood above, Samsung American style refrigerator, tiled floor, inset ceiling lighting, double glazed window, two pairs of triple double glazed bi folding doors to South West facing patio.

PLANT ROOM

6'4" x 5'3"

Tiled floor.

UTILITY ROOM

8'4" x 6'4"

Stainless steel sink in granite surround with cupboard under, composite door to rear, tiled floor.

SHOWER ROOM

6'4" x 5'6"

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

15'1" x 9'9"

Inset ceiling lighting, radiator.

The impressive staircase continues to the second floor.

MASTER BEDROOM SUITE

COMPRISING:

BEDROOM

16'9" x 14'2"

Double glazed window and double glazed French windows to balcony, inset ceiling lighting, radiator.

BALCONY

18'9" x 8'7"

Strengthened glass balustrades, lighting.

DRESSING ROOM/NURSERY

7'8" x 5'8"

Radiator.

ENSUITE SHOWER ROOM

9'10" x 5'8"

White suite comprising low flush W/C, vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, tiled floor, tiled walls, lit mirror fitting, chrome radiator/towel rail.

BEDROOM NO. 2

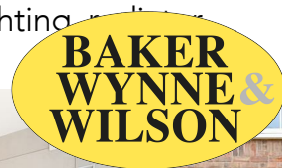
14'1" x 11'1"

Inset ceiling lighting, double glazed window and double glazed French windows to Balcony, radiator.

BEDROOM NO. 3

11'7" x 10'1"

Inset ceiling lighting



BATHROOM

10'3" x 8'7"

White suite comprising free standing bath with waterfall mixer tap, low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, inset mirror fitting with Bluetooth, tiled floor, two walls fully tiled, chrome radiator/towel rail.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING. Eaves storage cupboard.

BEDROOM NO. 4

13'7" x 11'9"

Vaulted ceiling, two double glazed roof lights, radiator.

ENSUITE SHOWER ROOM

13'7" x 5'9"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with rain head shower and hand held shower, tiled floor, chrome radiator/towel rail.

BEDROOM NO. 5

13'6" x 10'2"

Cylinder and airing cupboard, double glazed roof light, radiator.

OUTSIDE

Samsung Air Source Heat Pump. Exterior lighting. Large blocked paved patio enjoying a superb aspect over the gardens, grounds and open countryside beyond.

GARDENS

The principle gardens enjoy a Westerly aspect over open countryside. A brook meanders to the side of the property.

LAND

An excellent paddock of pasture extends to the North of the house and is accessed from Windmill Lane via 30 foot double five bar gates. A five bar gate provides access to a small concrete yard and FIELD SHELTER 11'5" x 9'8". The land enjoys a wide frontage to Windmill Lane with hedgerow boundary.

SERVICES

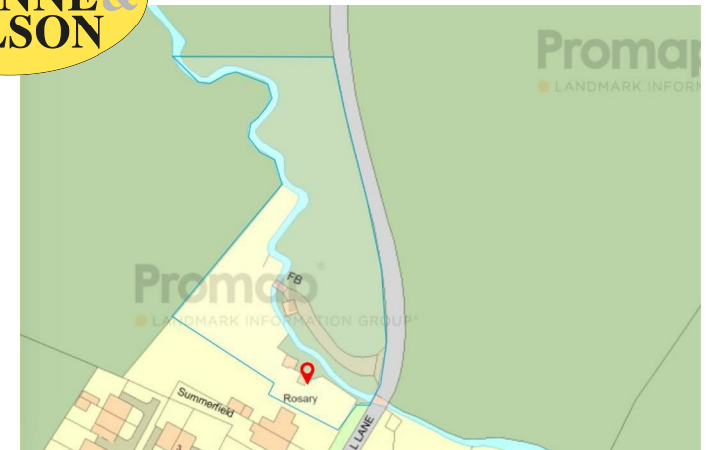
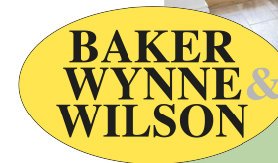
Mains water, electricity and drainage.

TENURE

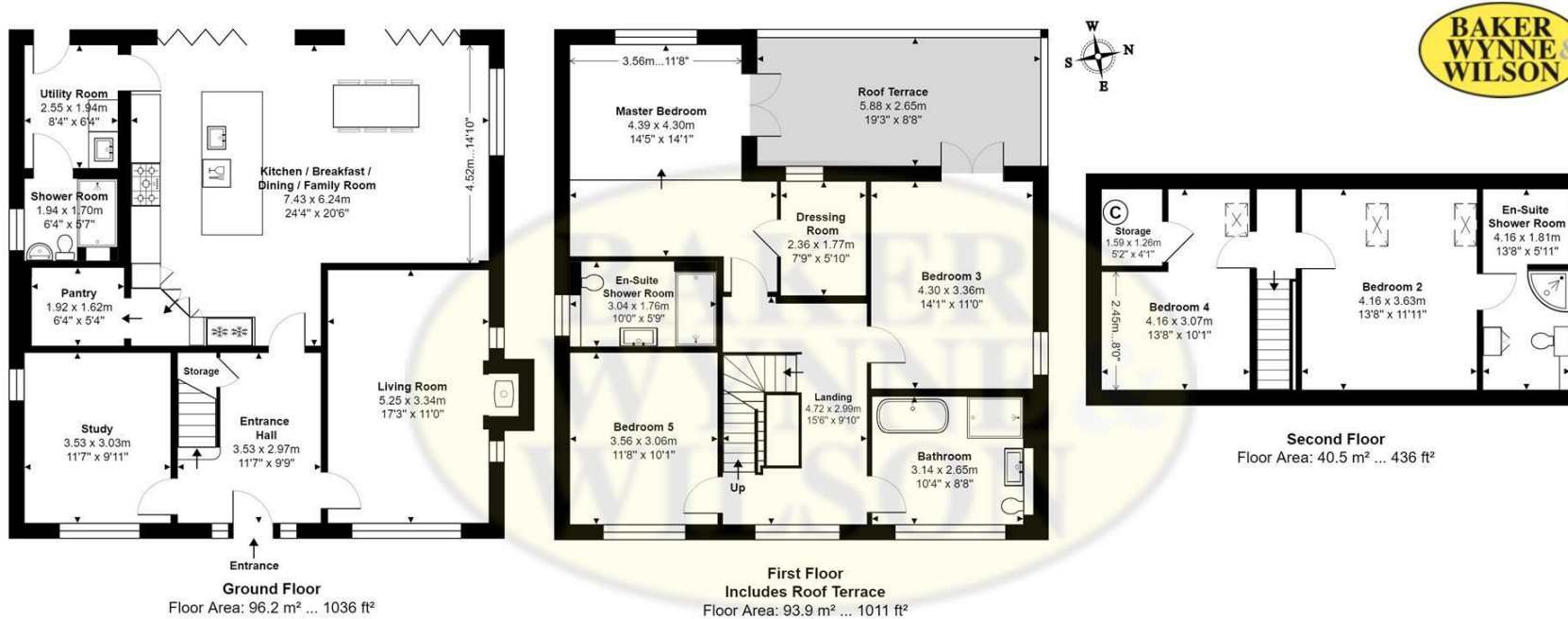
Freehold.

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214







MEADOW BROOK HOUSE, WINDMILL LANE, BUERTON, CREWE, CHESHIRE , CW3 0DE

Approximate Gross Area: 230.6 m² ... 2483 ft² Includes Roof Terrace

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 Sancez from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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