



1 Greenhaven Court, Park Lane, Hatherton, Nantwich, Cheshire, CW5 7QG  
Offers Over £650,000

**BAKER  
WYNNE &  
WILSON**

A modern high specification beautifully presented four-bedroom, three-bathroom, Detached family house set in serene, rural surroundings. The improved and enhanced modern architecture of the house provides a striking contrast to the lush greenery and expansive views of the surrounding countryside being within 4.5 miles of Nantwich town centre and all its delightful shops and amenities.

#### **DIRECTIONS TO CW5 7QG**

Greenhaven Court is located to the South of Nantwich and near to Nantwich town and Audlem village. From Nantwich proceed towards Audlem for approximately four miles until reaching the parish of Hatherton and turn left into Park Lane, continue short distance and the entrance will be seen on the left-hand side.

WHAT3WORDS REFERENCE /// voters.taxpayers.encoder

#### **LOCATION & AMENITIES**

Hatherton is a rural hamlet located 2.75 miles to the North-East of Audlem Village and 3.75 miles to the South-East of Nantwich Town. Nantwich 4.5 miles, Stoke-on-Trent 18 miles, Manchester 40 miles, Liverpool 48 miles and Chester 24 miles  
The area has excellent communication links with the M6 for access to Manchester, Liverpool, Stoke and Birmingham. Crewe Railway Station (8 miles) has direct rail services to London Euston in 1 hr 30 mins and Manchester Airport is 35 miles away for international travel.

#### **NANTWICH OUT AND ABOUT**

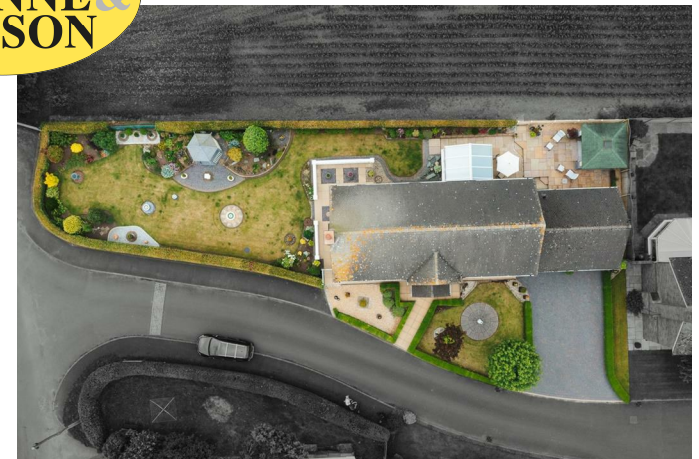
Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals.

#### **STATE SCHOOLS**

Renowned local schools lie within approx. 4 miles BRINE LEES COUNTY SECONDARY SCHOOL, STAPELEY BROAD LANE PRIMARY SCHOOL, PEAR TREE PRIMARY SCHOOL

#### **PRIVATE SCHOOLS**

ELLESMERE SCHOOL, approx. 24.7 Miles, KINGS SCHOOL, CHESTER: approx. 26.7 Miles, THE GRANGE, NORTHWICH: approx. 21.1 Miles, EDENHURST, NEWCASTLE UNDER LYME: approx. 15.8 Miles



## GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker and Wilson  
Situating off one of Nantwich's most coveted country lanes in a small rural residential development, a harmonious equilibrium is established between modern architecture and its agrarian surroundings. Set at the top of the plot, the beautiful gardens feel completely integrated into the design of the house, ensuring outside spaces are enjoyed as much as the luxurious interior. At the rear is the terrace and feature open fronted Gazebo with heating being the place for coffees, long alfresco lunches, and evening sundowners. Set amidst a diversity of local wildlife and birds, adjoining an open vista with captivating and uninterrupted views across the pastoral landscape. Adjacent to the terrace are stretches of lawn, interspersed with colour, raised beds and more secluded spots to rest, sit and mull.

## THE ACCOMMODATION - THE TOUR

Main house approximate gross internal area - 2069 sq. ft ( 192.2 m2 )

### HALL

19'6" x 7'10"

uPVC Composite Entrance door, radiator, understairs storage cupboard, ceiling coving.

### DOWNSTAIRS W/C

Close coupled W/C, vanity wash hand basin, chrome heated towel rail, attractive print wall tiling, ceramic tile floor.

### LIVING ROOM

17'6" x 17'8" reducing in part to 10'0"

Marble Adam style fire surround with slate inset and hearth, "Clearview" black cast multi fuel stove, three uPVC double glazed windows with "day and night" quality fitted blinds, uPVC double glazed opening patio doors, TV point, ceiling coving, glazed double opening doors, radiator.

### 'L' SHAPED LIFESTYLE KITCHEN/DINING AREA

17'8" x 17'7" reducing to 12'0"

Range of contemporary styled units to three elevations providing extensive worktop surfaces and incorporating a single drawer sink unit with chrome mixer tap over, base storage cupboards, drawers and breakfast bar recess. Carousel corner storage shelving, wall mounted storage cupboards.

### FITTED APPLIANCES INCLUDE:

Rangemaster professional gas hob, glass back plate with canopy hood over, CDA built dishwasher, Lamona wine fridge.

Open arch to Dining Area with views through the adjoining conservatory to open countryside, two radiators, two wall light points, ceramic tile floor. Archway from Dining Area to:

### CONSERVATORY

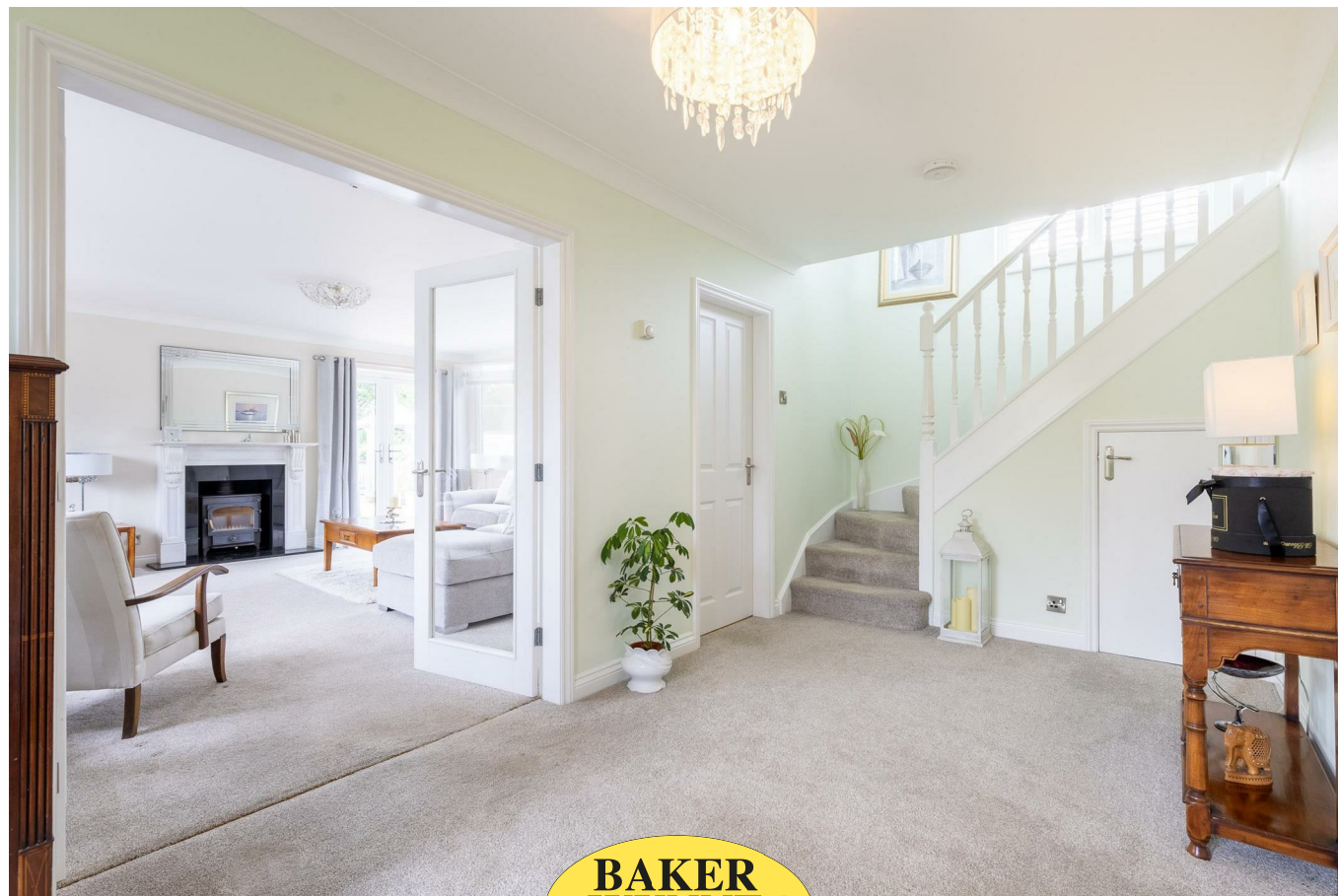
9'7" x 10'1"

Pitched solar roof, uPVC double glazed windows, double opening side doors and window lights, wall mounted electric fire, continuation of floor tiles, fitted blinds.

### UTILITY ROOM

8'8" x 5'1"

Matching base storage units to kitchen, uPVC double glazed windows, continuation of floor tiles.



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## FRONT TO REAR PASSAGEWAY

Continuation of floor tiles, uPVC double glazed doors. Internal access to:

## LARGE DOUBLE ATTACHED BRICK GARAGE

18'4" x 16'11"

Firebird Enviromax condensing boiler, oil fired central heating boiler space and plumbing for domestic appliances, two Premier Eurodrive electrically operated roller shutter doors, open pitched roof for storage purposes.

## FIRST FLOOR

Radiator, walk in cylinder/airing cupboard, Mega Flow cylinder, feature stairwell windows with bespoke shutter.

## BEDROOM NO. ONE

17'10" x 12'10" (max measurements)

Two built in double wardrobes and fitted/freestanding drawer stacks, two uPVC double glazed windows, two radiators, two ceiling light points.

## ENSUITE SHOWER ROOM

8'6" x 4'10"

Double walk in glass screen enclosed cubicle with attractive walls tiles having recessed and aluminated shelving, Mira electronically controlled shower unit, close coupled W/C, wall hung vanity wash hand basin, quality contemporary styled radiator, part tiled walls and floor, back lit wall mirror, sensor light, shaver socket.

## BATHROOM

Modern suite comprising; corner bath with shower head mixer tap, pedestal wash hand basin, close coupled W/C, fully tiled walls, shaver socket and wall mirror, radiator.

## BEDROOM NO. TWO

12'10" x 8'0"

Radiator.

## BEDROOM NO. THREE

10'11" x 7'9"

Radiator.

## BEDROOM NO. FOUR

9'5" x 14'1"

Range of quality freestanding and fixed furniture - wardrobes, bedside drawers, storage drawers and dressing table.

## ENSUITE SHOWER ROOM

Folding screen door, tiled cubicle with Mira shower, vanity wash hand basin, enclosed cistern W/C, shaver socket, extractor fan.

## EXTERIOR (see attached plan)

Cul de sac location. Adjoining stunning Cheshire countryside with beautiful views, landscaped and well tended garden plot, deep and wide brick paviour entrance driveway providing off road parking for several cars, attached Double Garage with two Premier Garage Doors.

Front garden with with low ornamental hedging, specimen trees, shrubs, lawn and hardstanding/pathways, paved circular sitting area, painted side gate to continuation of paved pathways and blue brick edged border sections.

The side garden stretches out to lawn, interspersed with colourful flowers, raised beds, rockery shrubs, trees and secluded spots to rest, open timber Gazebos, gated access to field adjoining a pathway route to delightful rural walks. Split level Indian stone patio with an open front Gazebo (internal lights and heaters), sky light,

Painted decorative fencing, cold water tap, electrical power points and external light.

"An ideal place for long alfresco lunches, coffee and evening sun downers".

## SERVICES

Mains water, electricity and drainage, oil fired central heating, LPG connection.

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 G.

## VIEWING

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

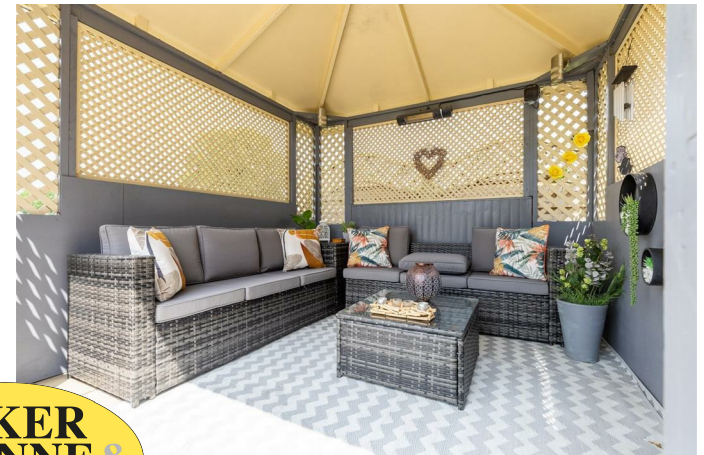
## Construction

Cavity brick and block beneath timber and tile covered roof sections.





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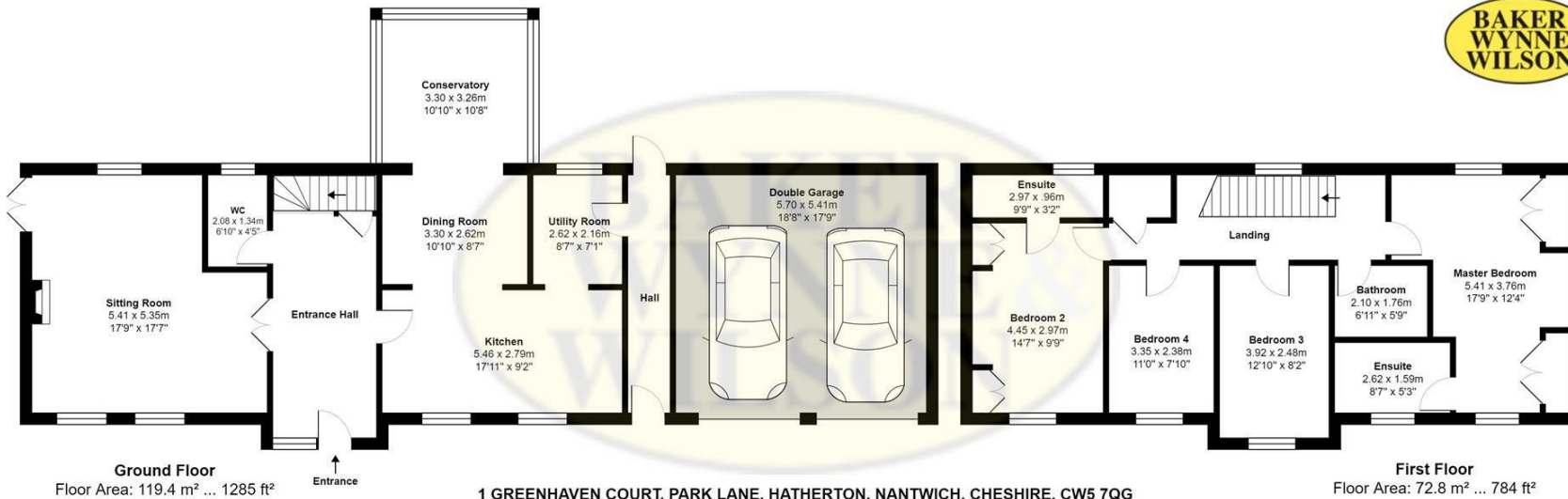


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Approximate Gross Internal Area: 192.2 m<sup>2</sup> ... 2069 ft<sup>2</sup>

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. This Floor plan has been reproduced.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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	

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



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Interested? Let's Talk 01270 625214  
or info@bakerwynneandwilson.com

