



Long Meadow, Kidderton Lane, Brindley, Nantwich, CW5 8JD

Guide Price £765,000

**BAKER
WYNNE &
WILSON**

A DISTINCTIVE AND VERSATILE 1960'S DETACHED DORMER BUNGALOW WITH AN EXCELLENT RANGE OF GARAGING/WORKSHOP BUILDINGS AND GARDENS EXTENDING IN ALL TO ABOUT 0.79 OF AN ACRE, SET BACK FROM THE LANE, BEHIND A GREEN, THREE AND HALF MILES FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Porch, Reception Hall, Bathroom, Living Room, Inner Hallway, Dining Room, Garden Room, Kitchen/Breakfast Room, Bedroom/Study, Inner Hallway with independent access to Wet Room, Utility Room/Kitchen, Sitting Room and Bedroom, Landing, Principle Suite comprising Bedroom, Dressing Room and Bathroom, Shower Room, Bedroom, Oil Central Heating, uPVC Double Glazed Windows, Workshop/Mower Shed, Large Double Garage, Further Double Garage, Established South East Facing Gardens backing onto Countryside.

DESCRIPTION

An impressive detached dormer bungalow built in 1964 with later additions, of brick under a tiled roof and approached over a sweeping tarmac drive leading to a parking and turning area. The house itself is a real delight, being unique in terms of its style, layout and configuration, packed with impressive features and offering tremendous versatility. The overall size is about 2,500 square feet plus the garaging (1,100 square feet). The accommodation includes, if required a self contained one bedroom annexe.

LOCATION & AMENITIES

Long Meadow enjoys a wonderful rural location and the purchaser will have the advantages of country life in the knowledge that Nantwich with its wide range of shops, schools and sporting amenities is on the door step. Long Meadow is within easy travelling distance of all main centres of Commerce and Industry. It is difficult to emphasize the exceptional setting and convenience of this property which can only be appreciated by internal inspection.

Approximate distances:

Nantwich town centre 3.5 miles

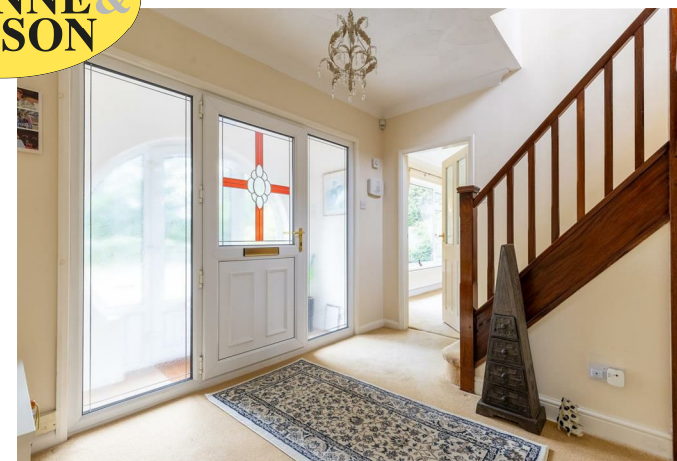
Crewe Railway Station (London Euston 90 minutes,

Manchester 40 minutes) 8 miles

Chester 18 miles

Manchester 48 miles.

Brindley is in Acton Parish, a small friendly Cheshire village centred around a village green, Goodwill Parish Hall and The Thatch public house/restaurant (currently closed).



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DIRECTIONS

From Nantwich proceed along Welsh Row on the Wrexham/Chester Road, turning left after a mile at Acton Church onto the A534 Wrexham Road. Continue for 2.5 miles through Burland and turn left at Faddiley common into Kidderton Lane and Long Meadow is located almost immediately on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

10'7" x 10'7"

Understairs store, radiator.

BATHROOM

8'3" x 7'9"

Cream coloured suite comprising corner bath with mixer shower, bidet, low flush W/C and vanity unit with inset hand basin, 3/4 tiled walls, chrome radiator/towel rail.

LIVING ROOM

21'3" x 14'2"

Open fireplace with marble inset and hearth, timber surround and inset living flame coal effect propane gas fire, ceiling cornices, three double glazed windows, two single wall lights, double wall light, two radiators.

INNER HALLWAY

DINING ROOM

12'8" x 9'6"

Ceiling cornices, designer radiator, double glazed French windows to garden room.

GARDEN ROOM

11'2" x 7'9"

Double glazed windows and door to garden, slate tile floor, radiator.

STUDY/BEDROOM

12'10" x 10'6"

Laminate floor, ceiling cornices, radiator.

KITCHEN/BREAKFAST ROOM

21'3" x 11'9"

Stainless steel one and a half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Indesit integrated oven and grill, five burner propane gas hob, Kenwood integrated dishwasher, two double glazed windows, ceiling cornices, tiled floor, designer radiator.



INNER HALLWAY

Laminate floor, walk in cloaks cupboard, built in cupboard, walk in boiler room with Worcester oil fired central heating boiler and Heatrae Sadia Megaflow tank, uPVC door to rear.

WET ROOM

6'2" x 5'2"

White suite comprising low flush W/C and small vanity unit with inset hand basin, Bristan Joy shower, sealed floor, wet panelled wall, radiator/towel rail.

UTILITY ROOM/KITCHEN

9'7" x 9'6"

Stainless steel single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wood laminate floor, plumbing for washing machine, designer radiator.

BEDROOM

9'7" x 9'4"

Laminate floor, ceiling cornices, designer radiator.

SITTING ROOM

13'9" x 13'5"

Two double glazed picture windows, double glazed window and double glazed French windows to rear, ceiling cornices, laminate floor, designer radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

14'3" x 8'3"

Two double glazed windows, laminate floor, built in cupboard.

PRINCIPLE SUITE COMPRISING:

BEDROOM

28'10" x 11'7" plus window seating recess

Two double glazed windows and full height ecclesiastical style double glazed picture window, laminate floor, eaves storage, two designer radiators.

DRESSING ROOM

15'0" x 7'2" plus recess

Two built in double wardrobes, two double glazed Velux windows with shutters, wood laminate floor.

BATHROOM

11'0" x 9'4"

White suite comprising panel bath, low flush W/C, bidet, vanity unit with inset hand basin, shower cubicle with rain head shower and hand held shower, wood laminate floor, inset ceiling, shaver point, designer radiator.

BEDROOM

14'3" x 9'2"

Two double glazed windows and double glazed Velux window, built in wardrobes and cupboards, two radiators.

SHOWER ROOM

7'6" plus recess x 5'6"

White suite comprising low flush W/C, bidet and vanity unit with inset hand basin, tiled shower cubicle with shower, feature double glazed eye brow window, 3/4 tiled walls, designer radiator.

OUTSIDE

Double wrought iron gates lead from the drive to a further parking area. Outside tap, exterior lighting, aluminium framed GREENHOUSE, range of buildings comprising corrugated WORKSHOP/MOWER SHED 19'8" x 14'8", concrete base, power and light, personal door, up and over door, block and tiled constructed DOUBLE GARAGE 26'4" x 17'2" access to loft, personal door, electrically operated rollover door, concrete base, precast constructed DOUBLE GARAGE 15'8" x 20'0" plus recess up and over door, personal door, power and light.

GARDENS

To the front there is a large chopped slate garden with herbaceous borders and a five bar gate leading to the green. Victorian style street lamp. To the rear there is a large stone set patio, extensively lawned gardens with herbaceous borders, specimen trees, kitchen garden, soft fruit cage, buddleia, a fine oak and copper acer. The house and gardens extend in all to about 0.79 of an acre.

SERVICES

Mains water and electricity. Septic tank drainage. 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.

VIEWINGS

By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
K115-24





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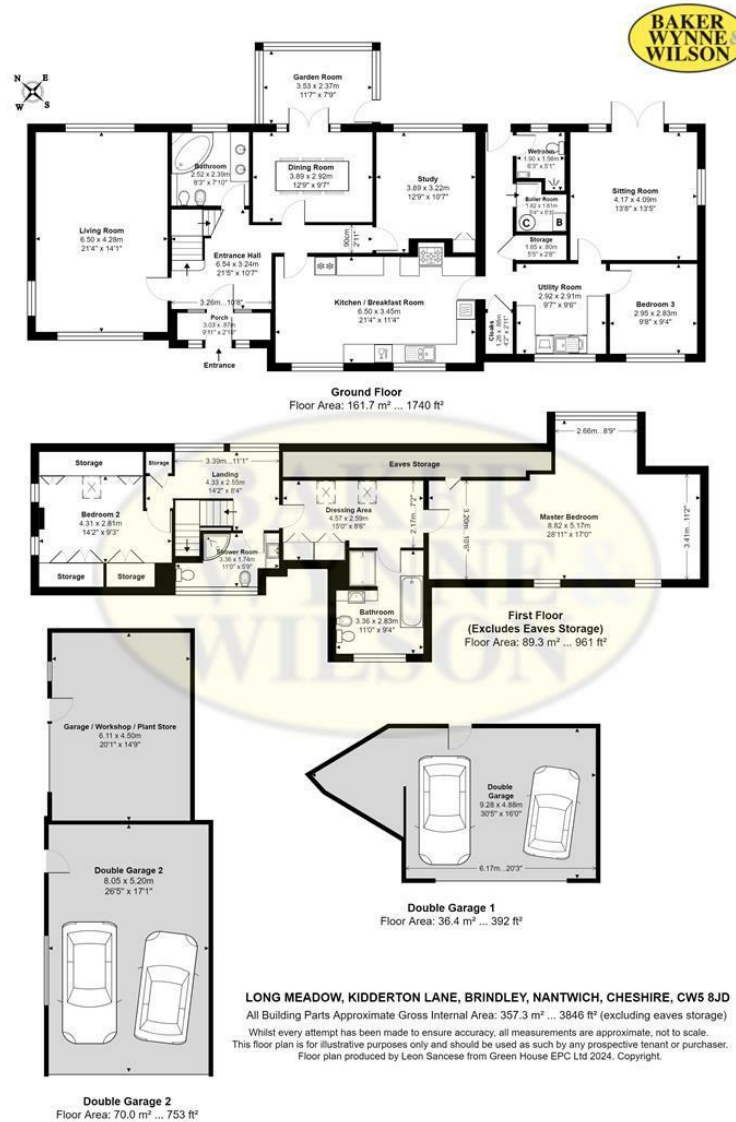


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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 firms employment has the authority to make or give any representation or warranty in respect of the property