



Beech House Woore Road, Audlem, Cheshire, CW3 0BP

Guide Price £795,000

**BAKER  
WYNNE &  
WILSON**

An imposing four bedroom attached front wing of an original, distinctive extended Georgian styled village House with Victorian influences, standing in about quarter of an acre of secluded gardens designed to accommodate a high level of privacy and maturity. Immense scope to marry the preserved historic interior features and additions with contemporary interventions which will suit one's own individual requirements.

#### **DIRECTIONS TO CW3 0BP**

What3words /// sheet.diets.varieties

From Nantwich take the A529 Audlem road, proceed for 7 miles into the centre of charming Audlem. Continue into the centre of the village to the junction & turn left into Stafford Street. Continue past the beautiful St James' church & continue heading out of the village a short way in the direction of Woore. The easily missed gated entrance to the property will be observed on the left-hand side.

#### **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Discreetly nestled within private informal garden surroundings screened by the canopies of mature trees and hedging a long driveway sets this fabulous house well back from the public highway. Arranged over two floors, extending generously to over 2000 sqft, with a obscured attachment to the adjoining property at the rear the accommodation is filled with many original and reclaimed items that add to the rustic individual characteristics of this most desirable landmark village house.

The front elevation faces due west and is perfectly placed to catch the evening sun.

#### **VENDORS INTERVIEW**

" We absolutely love everything about Beech House and will be so sad to leave the family home, but we know we will have the comfort of many fabulous memories to take away with us "

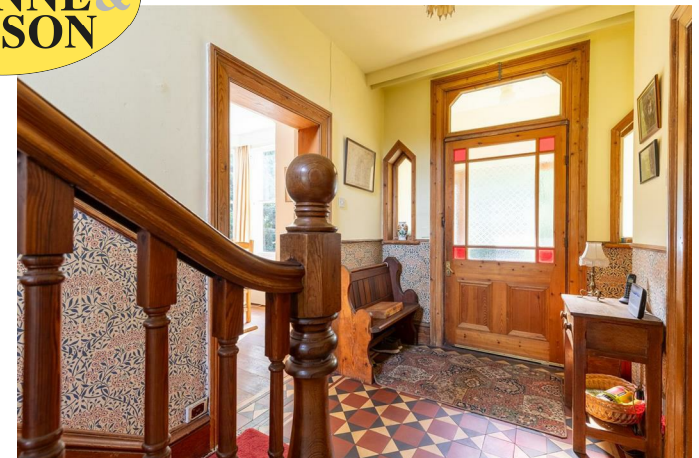
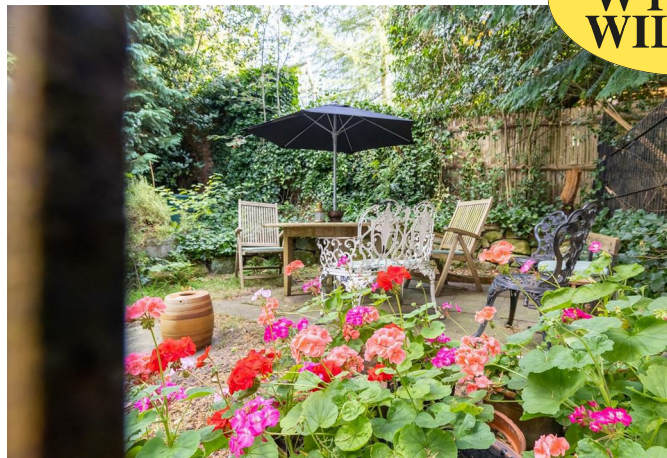
" We have occupied the house for almost 40 years and have completed various renovations and extensions purposefully retaining much of the original character and fittings - thus offering a unique opportunity for the new owners to establish themselves with their own choices and enhancements.

Beech House was originally built c.1840, and for much of the 20th century formed the home and practice of Audlem Village Doctors. Considerably larger than most of the other local properties, it had the distinction of being amongst Audlem's premier properties - having extensive gardens and surrounding land, a carriage drive and in-keeping with the fashion of the day, its own full sized tennis court (which was subsequently used to build 38 Salford in the 1980s). When the doctors' partnership eventually became that of father and son, the decision was then taken to build a new stand-alone surgery nearby, enabling Beech House to be subdivided to accommodate the two families independently. Some locals still refer to Beech house as the West Wing which is very fitting in terms of the original stature it enjoyed.

Believed to be the only second time to be offered for sale in over 100 years, Beech House presents the rarest of opportunities to acquire an imposing Chesire village residence, in a delightful, secluded setting within the conservation area and we sincerely hope you take up our invitation to view and fully appreciate our much-loved family home "



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## OUT AND ABOUT

Beech House occupies a practically secluded position 800 yards from Audlem centre. The village 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.

## ACCOMMODATION

With approximate measurements comprises:

### ENCLOSED PORCH

Glazed, double opening. Exterior doors. Impressive wide pine glazed interior door with etched glass and coloured inserts plus complementary side windows.

### RECEPTION HALL

High ceilings. Impressive pitch pine easy rising staircase with half landings, deep skirting boards and architrave, cast column radiator, attractive tile floor.

### LIVING ROOM

19'4" x 14'1"  
Triple sash bay window, exposed oak boarded floor, Adam style cast fire surround with tile inlay and open grate, two built in China cupboards, cast column radiator, picture rail.

### DINING ROOM

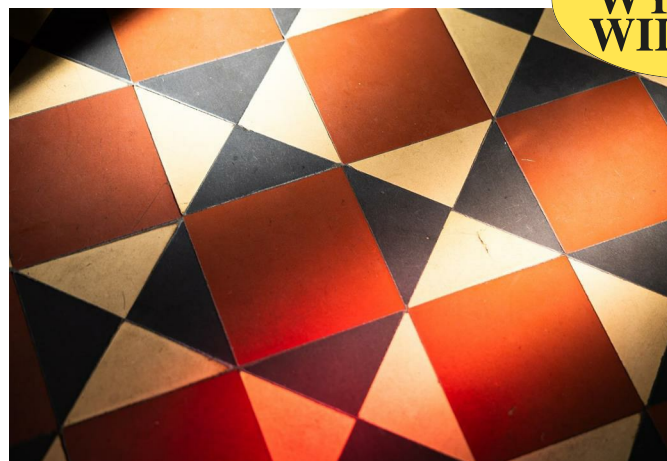
19'4" x 12'10"  
Triple section sash bay window, oak boarded floor, cast column radiator, picture rail.

### KITCHEN

12'5" x 11'10"  
Fitted solid pine units to two elevations complemented with free standing character furniture. Solid wood worktop surface with white glazed undermounted traditional sink and tiled splash back. Authentic two oven oil fired AGA range set in a black and white tiled alcove with an oak over mantle, two sash windows, undercounter spaces for appliances, feature quarry tile floor.

### W/C / CLOAKROOM

Painted match board part walls, continuation of tiled floor tiles, wash hand basin with vanity cupboards, low level W/C.



## INNER HALL

Electricity meters, store cupboard.

## CELLAR

15'1" x 7'0" (105ft<sup>2</sup>)

## LAUNDRY ROOM

15'9" x 10'2"

Oil fired boiler, single drainer white glazed sink, full height sash styled glazed bay exterior door and windows, wood block floor, radiator, traditional larder with shelving.

## FIRST FLOOR

Split level landing with twin ligulated stairs, sash windows. Linen cupboard.

## SHOWER ROOM

Curved screen cubicle enclosure with wet wall surface covering, Mira electric shower, low level W/C, oak floor and match board 1/2 panel walls.

## BATHROOM

Roll top freestanding traditional enamel bath, sash window, cast column radiator, part tiled walls, pine floor.

## BEDROOM NO. 1

19'0" x 14'1"

Pedestal wash hand basin, triple section sash bay windows, built in wardrobe/storage cupboard.

## BEDROOM NO. 2 (Front left)

12'9" x 10'3"

Triple section sash bay window, cast column radiator, pine floor, concealed door to bathroom.

## BEDROOM NO. 3 (Front right)

12'6" x 11'10"

Corner wardrobe/cupboard, sash window, pine floor.

## DRESSING ROOM

8'10" x 6'3"

Access to Bedroom No. 3.

## BEDROOM NO. 4 (Rear)

12'2" x 10'2"

Wash hand basin, box bay sash windows, walk in linen/storage cupboards with cold water tank, cast fireplace, cast column radiator.

## EXTERIOR

(see attached plan)

Well set back off the public highway with a high degree of privacy and mature tree enclosed setting. Rear wall yard and side Yorkshire seating area. Informal front lawn area with space for a garage if required, subject to any necessary consents, oil storage tank.

## SERVICES

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

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. Title No. CH254975

## COUNCIL TAX

Band F.

## CONSTRUCTION

Painted white rendered elevations under a pitched slate covered roof.

## VIEWING

By appointment with Baker Wynne and Wilson  
Tel: 01270 625214





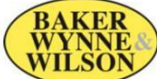
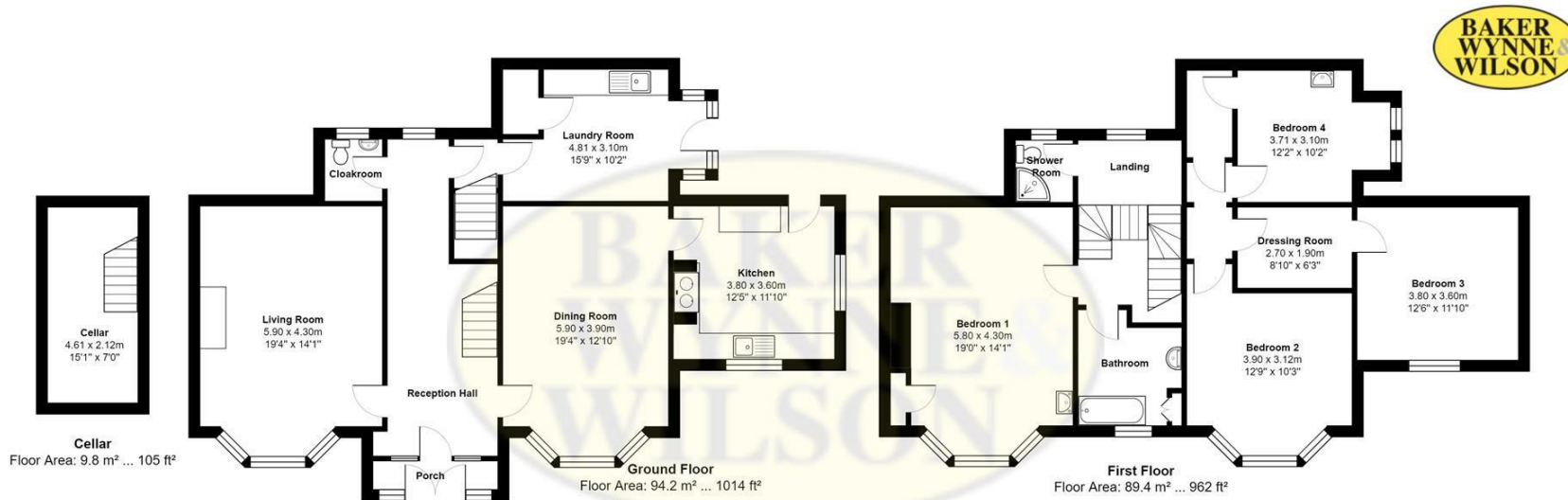
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**BEECH HOUSE, WOORE ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0BP**

Approximate Gross Internal Area: 193,3 m<sup>2</sup> ... 2081 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.  
 Floor plan not measured by and reproduced by Green House EPC.

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>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>35</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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