



Oak Cottage Monks Lane, Hankelow, Crewe, CW3 0JL
Guide Price £750,000



In association with



An exquisitely restored extended and modernised detached country cottage nestled in the pastoral landscape of Hankelow. Its primary plan extends to around 2255 sq ft, with four bedrooms and a series of characterful living spaces. Numerous windows punctuate each aspect of the house, many overlooking its beautifully landscaped garden, home to a magnificent mature oak tree, sculptured lawn, textured shrubs, and resplendent flowers. A dining terrace completely integrates into the design of the house and other seating areas for all the hours of the day are strategically positioned for maximum enjoyment. The location is brilliant for enjoying the highlights of rural living with a south westerly rear aspect over open fields. There is a generous provision of parking and a detached double garage. Located only a 250-yard stroll from the White Lion Public House. Solar panels and a new compliant private drainage system.

DIRECTIONS TO CW3 0JL

What3words /// lifeguard.cursing.quitter

To find the property from Nantwich, take the A529 for about 5 miles into Hankelow, turn left by the White Lion, into Long Hill Lane, proceed for 20 yards, turn right into Monks Lane, proceed for 20 yards and the Cottage driveway is located immediately on the righthand side corner plot.

GENERAL REMARKS

Comment by Mark Johnson FRICS. Chartered Valuer and Estate Agent @ Baker Wynne and Wilson

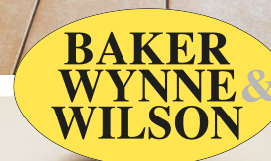
The extended Oak Cottage comprises a series of beautifully beamed and restored interconnecting rooms with several stunning vantage points focusing through many windows to capture the wonderful rural surroundings that adjoin. The welcoming southwest facing kitchen/garden room is perfectly positioned to capture the excellent qualities of natural light that pass through the extensive glazing that in turn brings good solar gain to add to a more modern, less cottage-like feel of the property. The doors open directly off the side terrace with the exterior making for a wonderful place for coffees, long alfresco summer lunches, and evening sundowners. An impressive oak tree canopy provides shelter from sun and rain.

BUYERS ARE WAITING TO HEAR ABOUT YOUR HOME

If you like these details why not request an appraisal with a local expert Mark Johnson.

Mark will consider the elements that make your home desirable and maximise its value by accentuating these in your listing.

The sale process begins with a free market appraisal of your property.



OUT AND ABOUT

Hankelow is a charming hamlet with a chapel, recently refurbished, White Lion pub/restaurant and duck pond. Indeed, Oak Cottage is only a 250-yard stroll from the White Lion.

Close neighbour 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 caters for daily needs with local co-operative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, café, three public houses and a medical centre. 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 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.

NEARBY SCHOOLS

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. • Audlem St James' CofE Primary School 0.27 miles (Ofsted Good) • Adderley CofE Primary School 2.55 miles (Ofsted Good) • Sound and District Primary School 3.46 miles (Ofsted Good) • Bridgemere CofE Primary School 3.47 miles (Ofsted Good) • Wybunbury Delves CofE Primary School 3.87 miles (Ofsted Good) • Stapeley Broad Lane CofE Primary School 3.93 miles (Ofsted Outstanding) • Norton-in-Hales CofE Primary School 4.24 miles (Ofsted Good) • Weaver Primary School 4.34 miles (Ofsted Good) • St Anne's Catholic Primary School 4.57 miles (Ofsted Good) Secondary: • Brine Leas School Secondary 4.31 miles (Ofsted Good) Private schools in the area: • Newcastle High School • The Grange at Hartford • The King's and Queen's in Chester • Ellesmere College.

THE TOUR

209.5 M2 (2255 ft2) includes double garage.

The accommodation with approx. dimensions comprises:

GROUND FLOOR

133.3 M2 (1434 Ft2) includes double garage.

ENTRANCE PORCH

Composite entrance door, quarry tiled floor, stripped pine door to:

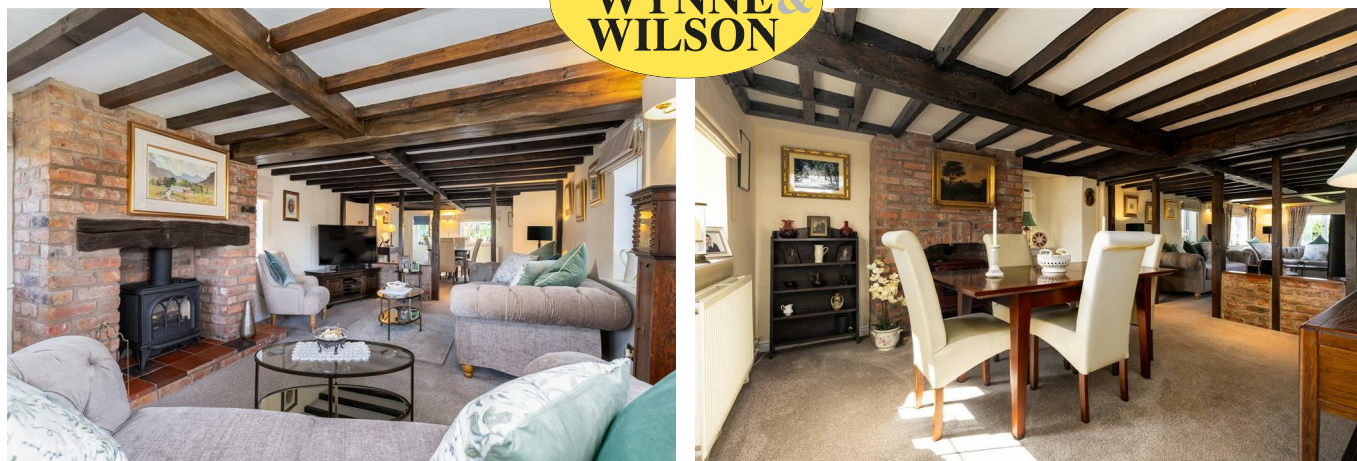
DINING AREA

14'10" x 12'5"

Exposed brick chimney breast, enamel electric stove with remote control, uPVC double glazed window, wealth of ceiling beams, original pane internal window to kitchen, two wall light points, framed open room divider to:



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LIVING ROOM

20'2" x 11'8"

Five uPVC double glazed windows, exposed brick fireplace with raised quarry tiles, hearth, mantle and calor gas cast stove (remote controlled), wealth of ceiling beams, radiator, beamed ceiling, three wall light points.

INNER HALL/STAIRS

7'9" x 7'8"

Staircase to first floor, radiator, wall light point, under stairs cupboard.

DOWNSTAIRS W/C / CLOAKROOM

7'9" x 5'6"

Vanity wash hand basin with tiled splashback, low level W/C, column radiator, uPVC double glazed window, beamed ceiling, ceramic tile floor.

SITTING ROOM

13'4" x 11'9"

Full length brick fireplace and chimney breast with remote controlled LPG stove on a raised stone hearth, radiator, uPVC double glazed window.

KITCHEN/BREAKFAST/GARDEN ROOM

22'1" x 15'6" max measurements

Modern fitted units to three elevations providing extensive worktop surfaces with an inset one and half bowl single drainer sink unit, base and wall units.

FITTED APPLIANCES INCLUDE:

Belling electric range with hob, Hotpoint built in dishwasher, Hotpoint built in fridge.

Tiled cooker recess with brick arch, ceiling spot lights, ceramic tile floor.

Archway to:

UPVC CONSERVATORY

Window seat, uPVC double glazed double doors, radiator, fitted blinds, oak cills.

REAR VESTIBULAR/HALL/UTILITY ROOM

13'0" x 6'11" max

Oil fired freestanding boiler, fitted base and wall units with stainless steel sink, plumbing for washer, larder cupboard.

W/C

4'9" x 3'5"

Low level W/C, wash hand basin, uPVC double glazed door.

FIRST FLOOR

Turned staircase to split level landing, radiator.

BATHROOM

8'10" x 7'8"

'P' shaped shower bath with side screen and Mira electric shower over, pedestal wash hand basin, low level W/C, Built in storage, column style heated towel radiator.

MASTER BEDROOM NO. 1

15'0" x 12'5"

Vaulted ceiling, wall to wall fitted wardrobes, radiator.

ENSUITE SHOWER

11'4" x 3'6"

Screen door enclosed tiled cubicle and Triton electric shower, low level W/C, vanity wash hand basin with cupboards.

BEDROOM NO. 2

13'6" x 11'10"

Fitted oak wardrobe, radiator, uPVC double glazed window.

BEDROOM NO. 3

12'7" x 11'0"

Corner section built in wardrobes, radiator, uPVC double glazed window.

BEDROOM NO. 4

11'8" x 9'6"

Vaulted ceiling, radiator, uPVC double glazed window.

EXTERIOR (see attached plan)

The beautiful wrap around formal gardens have been designed with a high level of detail and maintained with great pride. Concrete pattern finished wide frontage driveway. Brick built ATTACHED DOUBLE GARAGE 290 ft². Up and over door, lean to store housing the oil storage tank.

Pickett fence enclosed vegetable area, cold water tap, exterior power point. Various lawned sections with well-defined boundaries and deep well stocked borders.

SERVICES

Mains water and electricity. New compliant private drainage system. 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.

COUNCIL TAX

Band F.

TENURE

Freehold.

CONSTRUCTION

Painted brick beneath various flat and tile covered roofs.

VIEWING

By appointment with the sole selling agents Baker Wynne and Wilson





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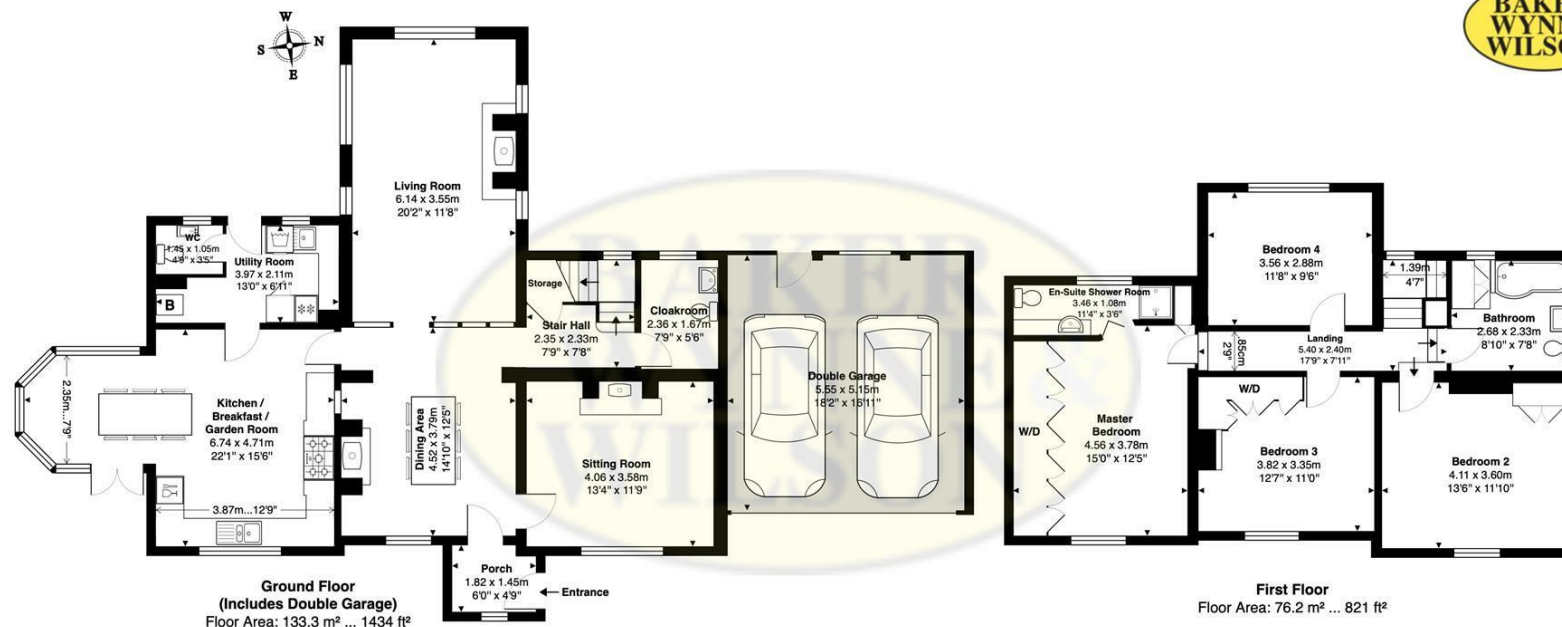




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OAK COTTAGE, MONKS LANE, HANKELLOW, CREWE, CHESHIRE, CW3 0JL

Approximate Gross Internal Area: 209.5 m² ... 2255 ft² 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 Sancesse from Green House EPC Ltd 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		59
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property



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