



Oak Cottage, Old Chester Road, Barbridge, Nantwich, CW5 6AY  
Guide Price £465,000

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## DESCRIPTION

The house was constructed in the early 1990's to an individual design of brick elevations under a tiled roof and is approached over a block paved driveway. Internally, there is plenty of space, extending to 1735 square feet (including the garage) and the very private garden, not overlooked, is absolutely gorgeous, being secluded and mature, adjoining countryside and having been skilfully developed into different areas.

The living room has been subject to recent refurbishment and decoration and has an open fire as its focal point. There are also views over the delightful garden. The second reception room is versatile whilst the breakfast kitchen has room for a table and chairs. The utility room and integral garage provide practical benefits. The four double bedrooms at first floor level are served by a stylish en suite and high quality main bathroom.

The current owners educated their daughter at Tarporley High School, with a bus service in operation. There is also a host of choices in nearby Nantwich.

This is a really super family home, offering great value for money and I strongly recommend a viewing. For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Nantwich office.



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## LOCATION

Situated in the heart of rural Cheshire, four miles from the market town of Nantwich and six from the Georgian village of Tarporley is the quaint and appealing village of Barbridge. Approached off Old Chester road a 'no through' road formed when the A51 Chester to Nantwich road was re-routed following the construction of the Barbridge by-pass. This has made the village a most appealing combination of highly convenient and surprisingly quiet.

The village is surrounded by stunning Cheshire countryside and Barbridge Junction, the name of the canal junction where the Shropshire Union Canal terminates, provides pleasant canal side walks. Within walking distance is the Olde Barbridge Inn. Children are bussed to either Tarporley or Nantwich secondary schools with the property in the catchment for both. Private Education at Kings, Queens and Abbey Gate College in Chester, can all be commuted to. Four major motorways which cross Cheshire ensure fast access to all major commercial centres within the North-West and throughout the country. A frequent bus service links Barbridge with Chester, Hanley and Stoke-on-Trent. Nearby Crewe railway station links Cheshire to London just over ninety minutes hours. Manchester and Liverpool International Airports are both within a one hour drive.

Nantwich offers independent shops, cafes and eateries, popular schooling and larger supermarkets including Sainsburys, Morrisons and Aldi. Chester City Centre sits within 35 minutes drive, approximately 16 miles, offering a range of shopping facilities, restaurants and cultural attractions including one of the finest Cathedrals in Europe.

On a commuter front, connecting roads are conveniently accessible via the A51 and A500 and M6 road links, plus the M56 motorway, M53 and A55 expressway into North Wales, all linking major commercial centres of the North West.



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## DIRECTIONS

Leave Tarporley village in the direction of Nantwich and at the traffic light junction with the A49 take a left turn. Upon reaching the 'Four Lane Ends' crossroads with the Indian Restaurant on the right hand side, continue straight on the A51 Nantwich. Proceed along for several miles passing through the village of Alpraham and Calveley. Having passed a Texaco Petrol Station on the left, and gone straight over at a subsequent roundabout, proceed for a short distance, passing some terraced cottages and a new build development on the right, take a left turn into Barbridge. Having taken a left turn the road splits three ways, take the right turn into a no-through road and the subject property will be found on the left hand side.

## TENURE

Freehold

## COUNCIL TAX

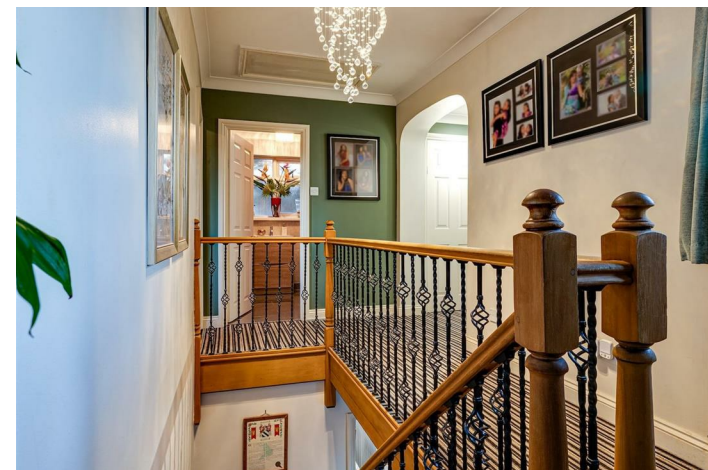
Band F.

## SERVICES

We understand that mains electricity and water and mains are connected. Oil central heating. Private drainage.

## VIEWING

Viewing by appointment with the Agents Nantwich office.

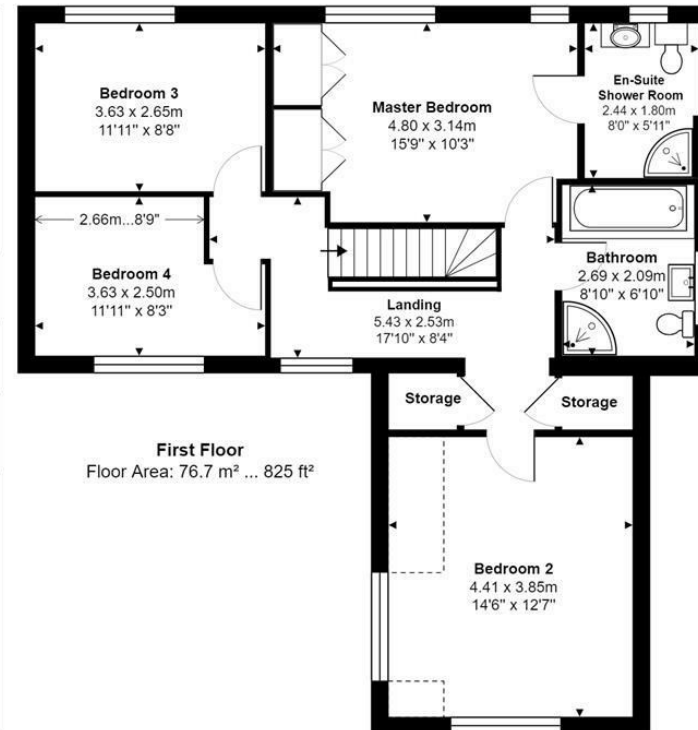
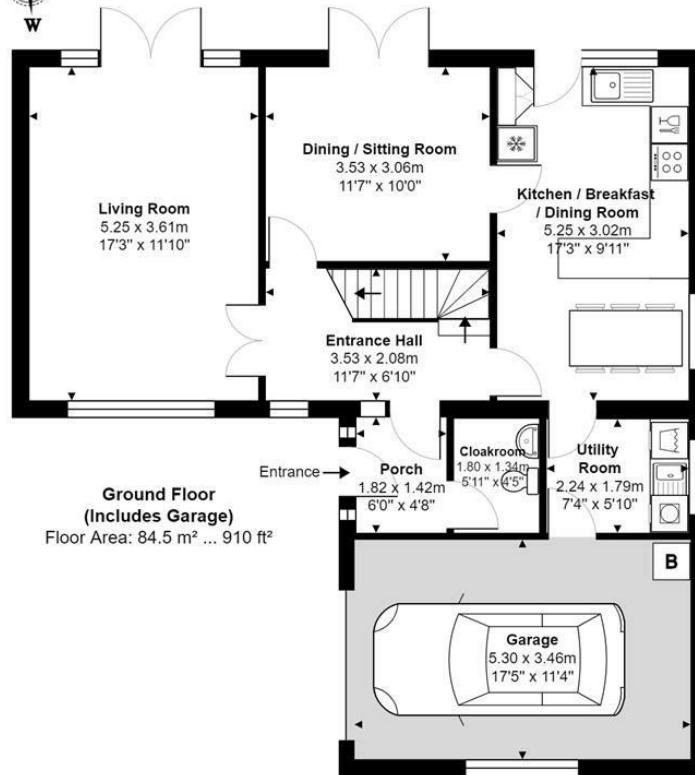






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### OAK COTTAGE, OLD CHESTER ROAD, BARBRIDGE, NANTWICH, CHESHIRE, CW5 6AY

Approximate Gross Internal Area: 161.2 m² ... 1735 ft² (Includes 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.  
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### 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>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
|                                             | 60                                                                                                            | 72        |
| 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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