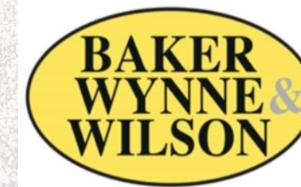




Hen Cottage, 19 Heathfield Road, Audlem, Crewe, CW3 0HH
Guide Price £400,000



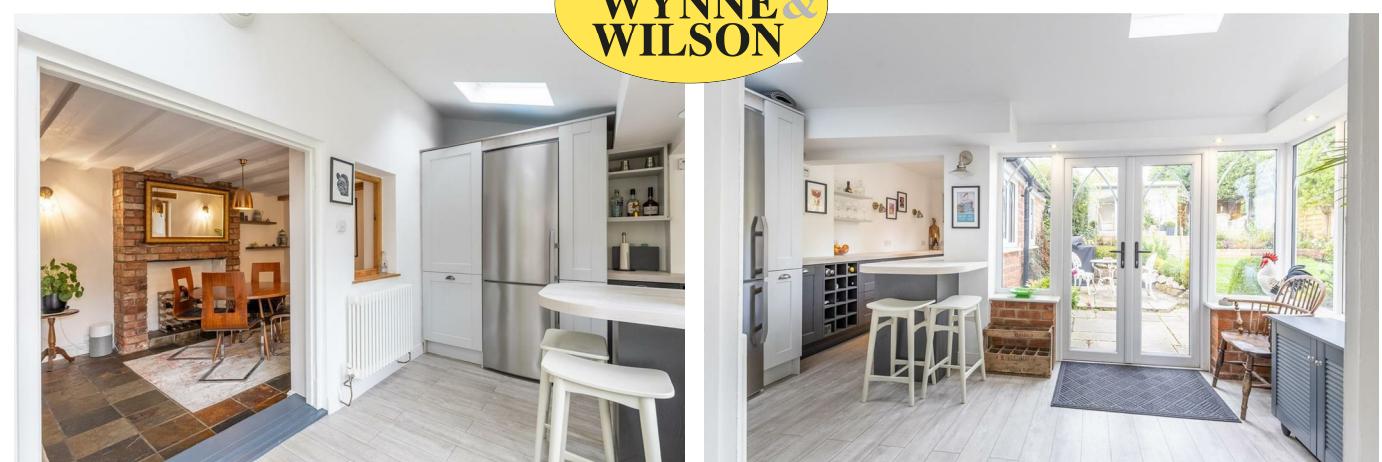
In association with



AN EXQUISITE, GOTHIC STYLE,
SEMI DETACHED COTTAGE IN A
GORGEOUS GARDEN SETTING
HALF A MILE FROM AUDLEM
VILLAGE CENTRE

SUMMARY

Dining Room, Living Room,
Kitchen/Garden Room, Landing,
Two Double Bedrooms,
Bathroom, Double Glazed
Windows, Oil Central Heating,
Entertaining Area with Malvern
Home Office/Garden Room,
Garden Shed, Parking for three
cars, 65 Foot Rear Garden.



DESCRIPTION

This charming semi-detached cottage is constructed of brick under a slate roof and approached over a gravel drive. Hen Cottage is believed to date back from the 1860's and was built in the Victorian Gothic revival style. It has been sensitively enlarged and renovated in recent years. The cuteness and sensitively maintained sense of history does though combine with a layout that is suitable for modern day life.

Externally, the cottage has a range of features which are worthy of note. There is generous off road parking, a beautiful 65 foot garden and a flagged entertaining area with a quality home office/garden room. The property is offered for sale with no on going chain.



LOCATION & AMENITIES

Audlem is an award winning and attractive country village, the centre of which is designated as a conservation area, well known for its historic church dating back to 1279. It provides a number of local shops including chemist, butchers, newsagents, local co-operative store, dry cleaners and boutique/flower shop, health centre, modern primary school, café, restaurant, three public houses and a wide variety of community activities.

APPROXIMATE DISTANCES

Nantwich 7 miles
Crewe 9 miles
Newcastle under Lyme 14 miles
The Potteries 15 miles
Shrewsbury 25 miles
Chester 26 miles
Main line station at Crewe
(London Euston 90 minutes,
Manchester 40 minutes)
M6 motorway (junction 16) 10 miles

DIRECTIONS

From Nantwich take the A529 over the level crossings into Wellington Road (this becomes Audlem Road), proceed for about 6 miles into Audlem, turn left by a small green into Heathfield Road, proceed for 300 yards and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

DINING ROOM

15'0" x 9'3"

Brick fireplace (not operational), stone floor, original entrance door, painted beamed ceiling, two single wall lights, under stairs store housing Worcester oil fired combination boiler, open to kitchen/garden room, period style radiator.

LIVING ROOM

20'11" x 9'11"

Brick fireplace with tiled hearth,



timber mantle and Morso wood burning stove, three coated hardwood Gothic style double glazed windows to the front, original stained glass window to the side, painted beam ceiling, three single wall lights, two period style radiators.

KITCHEN/GARDEN ROOM

16'6" x 6'6" minimum 14'11" maximum

Eight uPVC double glazed windows and French windows to garden, two double glazed roof lights, a comprehensively fitted John Lewis kitchen comprising stainless steel one and half bowl single drainer sink unit with Frankie hot water tap, cupboard under, floor standing cupboard and drawer units with worktops, spice cupboard, wine rack, tall floor standing cupboard, pantry cupboard, bin cupboard, American style refrigerator, Toledo Rangemaster cooker with extractor hood above,



Bosch integrated dishwasher, plumbing for washing machine, inset ceiling lighting, kick heater, period style radiator.

ORIGINAL PINE STAIRCASE FROM DINING ROOM TO FIRST FLOOR LANDING

Access to loft.

BEDROOM NO. 1

12'1" x 10'0"

Hardwood coated Gothic style double glazed window enjoying a lovely aspect over Audlem village and countryside beyond, built in triple wardrobe, period style radiator.

BEDROOM NO. 2

12'0" x 9'7"

Built in double wardrobe, period style radiator.

BATHROOM

9'10" x 8'1"

White suite comprising free standing bath with ball and claw feet, low flush W/C and vanity unit with inset hand basin, shower cubicle with shower, bathroom cabinet, hard wood coated Gothic style double glazed window, inset ceiling lighting, period style radiator.

OUTSIDE

Gravel car parking space. Oil tank, outside power points.

Outside tap. Exterior lighting.

Timber constructed Garden Shed.

Steps from the garden to a raised entertaining area with a Malvern HOME OFFICE/GARDEN ROOM 11'6" x 7'6", fully insulated with four double glazed windows and French windows, two wall lights.

GARDENS

The attractive rear garden extends to about 65 feet and is lawned with flower and

herbaceous borders, flagged patio and specimen trees.

SERVICES

Mains water, electricity and 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 D.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

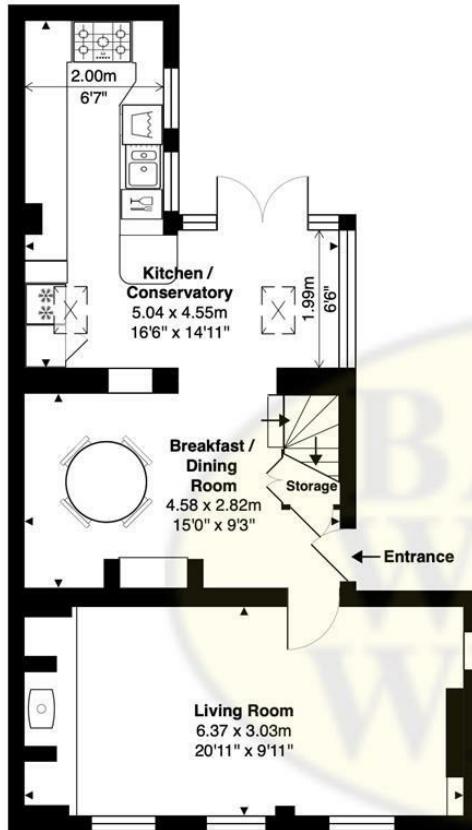
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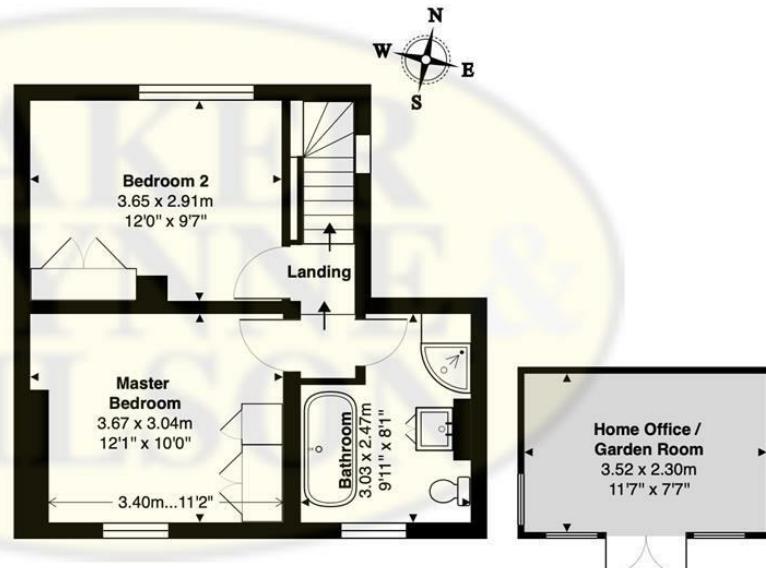
BAKER
WYNNE &
WILSON



www.bakerwynneandwilson.com



Ground Floor
Floor Area: 50.4 m² ... 542 ft²



First Floor
Floor Area: 33.5 m² ... 360 ft²

Home Office
Floor Area: 8.1 m² ... 87 ft²

HEN COTTAGE, 19 HEATHFIELD ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HH

Approximate Gross Internal Area: 92.0 m² ... 990 ft² Includes Home Office / Garden Room

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) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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