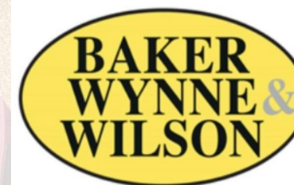




Little Rose Cottage, Aston Juxta Mondrum, Nantwich, CW5 6DU

Guide Price £735,000



In association with



SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Dining/Garden Room, Kitchen, Inner Hall, Master Bedroom with En-Suite Dressing Room and Bathroom, Bedroom No. 2 with En Suite Bathroom, Bedroom No. 3 with En-Suite Shower Room, LPG Central Heating, uPVC Double Glazed Windows, Solar Panels, Car Parking and Turning Space, Brick Double Garage, Attractive Gardens, About .40 of an acre.



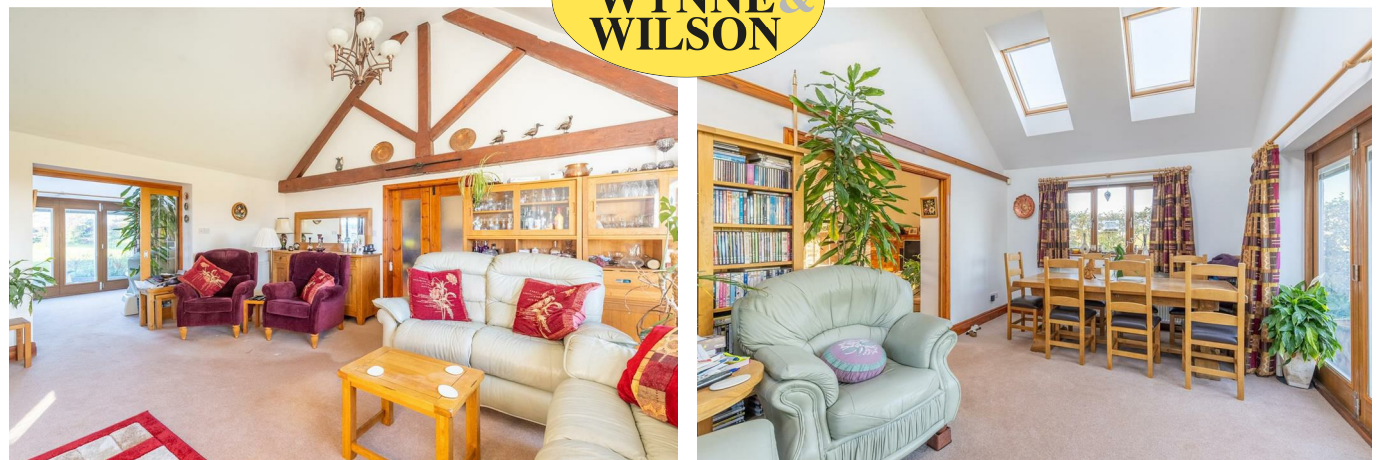
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DESCRIPTION

Little Rose Cottage, constructed of brick under a tiled roof, is approached over a tarmacadam drive through double five bar gates leading to a gravel car parking and turning area. This, one off, single storey residence has a generous square footage of 1,932 plus the detached double garage (325 square feet). The present owner has, over the last 17 plus years, radically improved the accommodation and the mature gardens. The comprehensive refurbishment includes a thoughtfully designed extension, and throughout the property there has been a complete high specification improvement.

The home stands impressively within a magnificent plot extending to about .40 of an acre. This generous area incorporates beautifully maintained gardens, a terrace, patio, kitchen garden, and orchard. The gardens have been designed to provide colour and interest throughout the seasons.



LOCATION & AMENITIES

Little Rose Cottage is set in lovely Cheshire countryside, 3.5 miles North of Nantwich. The village of Worleston is 1 mile and has a village shop and bakery, The Royal Oak pub/restaurant, vibrant community centre, Rookery Hall and Leisure Centre, primary school and church. Nantwich has a choice of shopping facilities, social amenities, and schools, as well as sporting facilities. The larger centre of Crewe (7 miles South West) provides a fast and frequent train service to London Euston taking about 90 minutes. Liverpool (40 miles) and Manchester (45 miles) are within easy reach via the M6/M56 with airports at both. Birmingham is about 1 hour to the South.

DIRECTIONS

From Nantwich proceed along Barony Road, at the roundabout turn right towards Worleston/Church Minshull, proceed for 2.7 miles through Worleston, over the railway bridge and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

8'0" x 4'8"

Composite entrance door, two double glazed windows, wood laminate floor.

RECEPTION HALL

Access to loft, solar panel control, radiator.

CLOAKROOM

7'1" x 5'5"

White suite comprising low flush W/C and vanity unit with inset hand basin, shaver point, cylinder cupboard with solar I-boost.

KITCHEN

15'3" x 11'4"

Excellent range of floor standing cupboard and drawer units with oak worktops, stainless steel one and half sink and drainer unit, cupboards under, wall cupboards, larder cupboards, wine and plate racks, breakfast bar with oak work surface, Rangemaster LPG style cooker with extractor hood above, integrated refrigerator/freezer, integrated dishwasher, integrated washing



machine, inset ceiling lighting, double doors to living room, wood laminate floor, Valliant (2022) LPG central heating boiler.

LIVING ROOM

19'4" x 16'7"

Brick fireplace with timber mantle, slate hearth, Valor wood burning stove, impressive vaulted ceiling with two chandeliers, large full height double glazed picture window (South), A Frame, two up lights, sliding pocket doors to dining/garden room, two radiators.

DINING/GARDEN ROOM

16'5" x 11'4"

Vaulted ceiling with inset ceiling lighting and four Velux double glazed roof lights, two pairs of bi folding double glazed windows to garden, double glazed window.

INNER HALLWAY

Two double glazed windows, radiator.

BEDROOM NO. 3

14'11" x 9'10"

Two double glazed windows, two up lights, radiator.

EN SUITE SHOWER ROOM

7'4" x 5'5"

White suite comprising wall mounted low flush W/C and hand basin, tiled shower cubicle with shower, tiled floor, Travertine tiled walls, shaver point, inset mirror, fitted cupboards, fan, double glazed window, chrome radiator/towel rail.

BEDROOM NO. 2

15'10" x 15'6"

Three double glazed windows, two up lights, built in wardrobe, radiator.

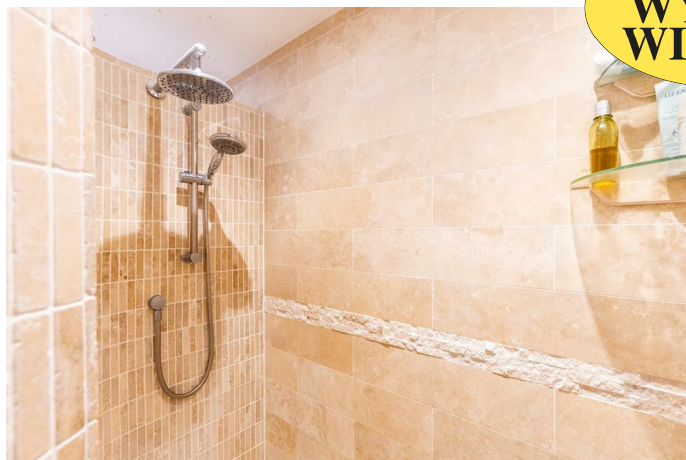
ENSUITE BATHROOM

10'11" x 6'1"

White suite comprising panel bath, wall mounted low flush W/C and vanity unit with inset hand basin, walk in shower with rain head shower and hand held shower, tiled floor, tiled walls, shaver point, fan, radiator/towel rail.

MASTER BEDROOM

Comprising:



BEDROOM

15'11" x 15'2"

Double glazed French windows to terrace and garden, two up lights, two radiators.

DRESSING ROOM/WALK IN WARDROBE

9'10" x 7'1"

Double glazed windows, hanging fittings, access to loft.

ENSUITE BATHROOM

9'8" x 7'10"

White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, walk in shower cubicle with rain head shower and hand held shower, tiled floor, fully travertine tiled walls, inset mirror fitting, mood lighting, shaver point, double glazed roof light, underfloor heating, radiator/towel rail.

OUTSIDE

Gravel car parking area for up to six cars. Brick and tiled constructed DOUBLE GARAGE with solar panels and Utility area 18'4" x 17'7" electrically operated rollover door, window, personal door, power and light, wall cupboards, floor standing cupboard unit, Belfast sink. Robinsons Greenhouse. Exterior lighting, outside tap and power points.

GARDENS

The gardens are extensively lawned with flower and herbaceous borders, shrubs, specimen trees, rockery, ornamental pool, fruit trees, kitchen garden with raised beds and Coldframe. Flagged terrace and patio. Copper beech and hornbeam hedged boundaries.

SERVICES

Mains water and electricity. Treatment plant. Solar panels.

N.B. Tests have not been made of electrical, water, gas, 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.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

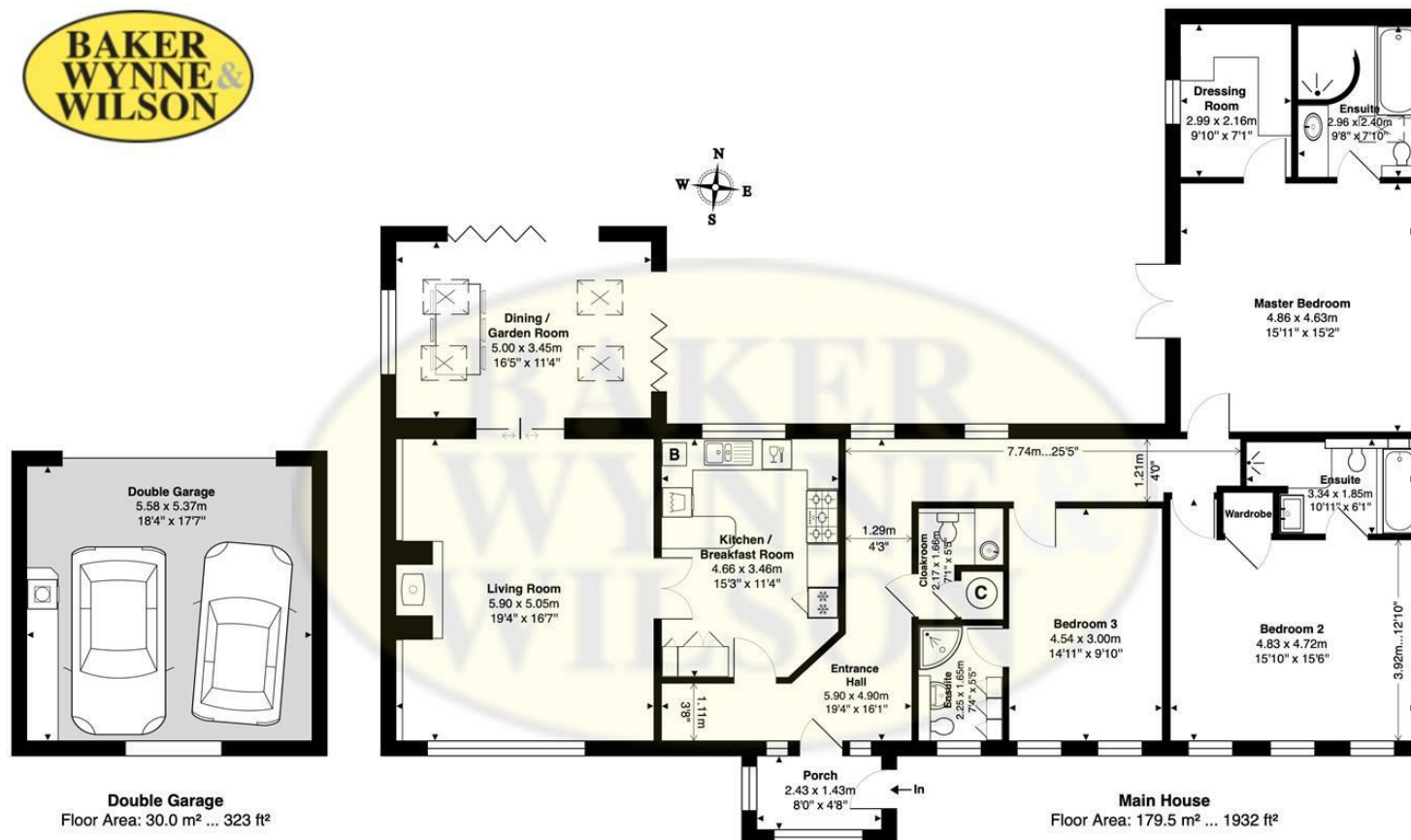
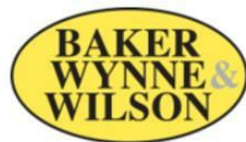
Telephone: 01270 625214



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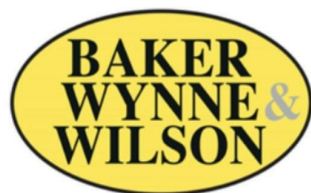
LITTLE ROSE COTTAGE, ASTON JUXTA MONDRUM, NANTWICH, CHESHIRE, CW5 6DU

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.
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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	70	70
(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



In association with



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