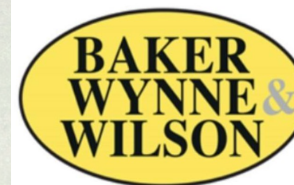




Maw Green House, 12 Salford,, Audlem, Crewe, CW3 0AZ
Guide Price £895,000



In association with



A STRIKING NEWLY BUILT DETACHED HOUSE WITH GENEROUS PROPORTIONS AND REFINED DETAIL EXTENDING SEAMLESSLY ACROSS FOUR LEVELS, IN A PERFECT VILLAGE SETTING

SUMMARY

Reception Hall, Cloakroom, Lounge, Utility Room, Sitting Room, Kitchen/Dining Room, Vaulted Seating Area, Master Bedroom with Ensuite Shower Room, Three Further Double Bedrooms, Bathroom, uPVC Double Glazed Windows, Air Source Heating, Under Floor Heating to Ground and Upper Ground Floors. Attached Double Garage, Gardens.



DESCRIPTION

Maw Green House together with its immediate neighbour, Fox Bank, are approached through electrically operated gates over a sweeping drive to a imprinted concrete car parking space in front of the garage. The house has been built with a real eye to detail, with no expense spared mantra evident throughout all levels of accommodation. Unfolding over 2250 square feet, the house has four bedrooms and a series of well proportioned living spaces shaped by high quality materials. The four levels seamlessly connect and the strong use of glazing draws in light and frames views across countryside and Audlem village. It is a peaceful home that is deeply comfortable and practical amidst a wonderful, secure, setting.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Maw Green House occupies a fantastic, slightly elevated, position 300 yards from Audlem village centre. Audlem 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, newsagents, dry cleaners, butchers, flower shop, two restaurants, 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). The M6 motorway (Junction 16) is 11 miles. Manchester Airport is 40 miles.

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.

DIRECTIONS

From Nantwich proceed along Wellington Road (this becomes Audlem Road) for about 3.5 miles into Audlem, with a church on your left, turn left, proceed for 150 yards, turn left, before the bridge, continue for 100 yards, turn right by Salford Lodge and the gated entrance to Maw Green House is located almost immediately on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

RECEPTION HALL

16'11" x 6'8"

Double composite entrance doors, tiled floor.

CLOAKROOM

5'11" x 4'9"

White suite comprising low flush W/C and hand basin, tiled floor.

LOUNGE

15'0" x 14'9"

Limestone fireplace with slate hearth and Clearview wood burning stove, three double glazed windows with shutters, three double wall lights.

UTILITY ROOM

14'4" x 11'0"

Enamel single drainer sink unit with



cupboards under, floor standing cupboard and drawer units with granite worktops, wall cupboards, composite door to side, tiled floor, wall cupboard, plant cupboard with energy pro tank and air source heating controls.

STAIRS FROM GROUND FLOOR TO UPPER GROUND FLOOR

Understairs store, tiled floor.

SITTING ROOM

15'0" x 12'9"

Bi-folding doors to terrace.

KITCHEN/DINING ROOM

22'2" x 23'0"

Bespoke Nigel Bulkeley kitchen comprising floor standing cupboard and drawers with natural granite worktops, wall cupboards, island unit/breakfast bar with natural granite worktops, pantry cupboard, Neff integrated refrigerator and freezer, Liebherr integrated oven and grill, Neff four burner ceramic hob unit with extractor hood above, inset ceiling lighting, tiled floor, two double glazed corner picture windows, double glazed window and double glazed bi folding doors to terrace.

STAIRS FROM UPPER GROUND FLOOR TO FIRST FLOOR

LANDING/SEATING AREA

20'9" x 9'11"

Ecclesiastical style double glazed window overlooking Salford and open countryside, vaulted ceiling.

MASTER BEDROOM

15'0" x 10'5"

Double glazed window with shutters, walk in wardrobe (5'5" x 4'11") with shelving and hanging fitting, inset ceiling lighting, access to loft.

ENSUITE SHOWER ROOM

9'8" x 3'11"

White suite comprising low flush W/C and vanity unit with inset hand basin, walk in shower with rain head shower and hand held shower, shaver point, cabinet, cabinet with lit mirror, double glazed window with shutters, underfloor heating, chrome radiator/towel rail.

BEDROOM NO. 4

15'0" x 11'0"

Double glazed window with shutters, radiator.

STAIRS FROM FIRST FLOOR TO UPPER FIRST FLOOR

Built in wardrobe.



BEDROOM NO. 2

16'7" x 11'9"

Double glazed windows with shutters overlooking the rear garden and bowling green, radiator.

BEDROOM NO. 3

14'1" x 12'9"

Double glazed window with shutters overlooking the rear garden and bowling green, radiator.

BATHROOM

9'1" x 9'1"

White suite comprising panel bath with rain head shower and hand held shower over, low flush W/C and vanity unit with granite worktop and inset hand basin, mirror fitting, double glazed window with shutters, shaver point, tiled floor, underfloor heating, chrome radiator/towel rail.

OUTSIDE

Attached DOUBLE GARAGE (19'6" x 9'4"), two electrically operated up and over doors, personal door, power and light. Imprinted concrete car parking area in front of the garden, flagged path and steps, exterior lighting.

GARDENS

The front garden is lawned with traditional estate railings. The rear garden enjoys a Westerly aspect and is lawned with a large flagged patio, hedgerow and borders.

SERVICES

Mains water and electricity and drainage. Air Source 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

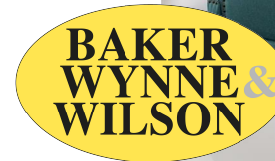
Band F.

TENURE

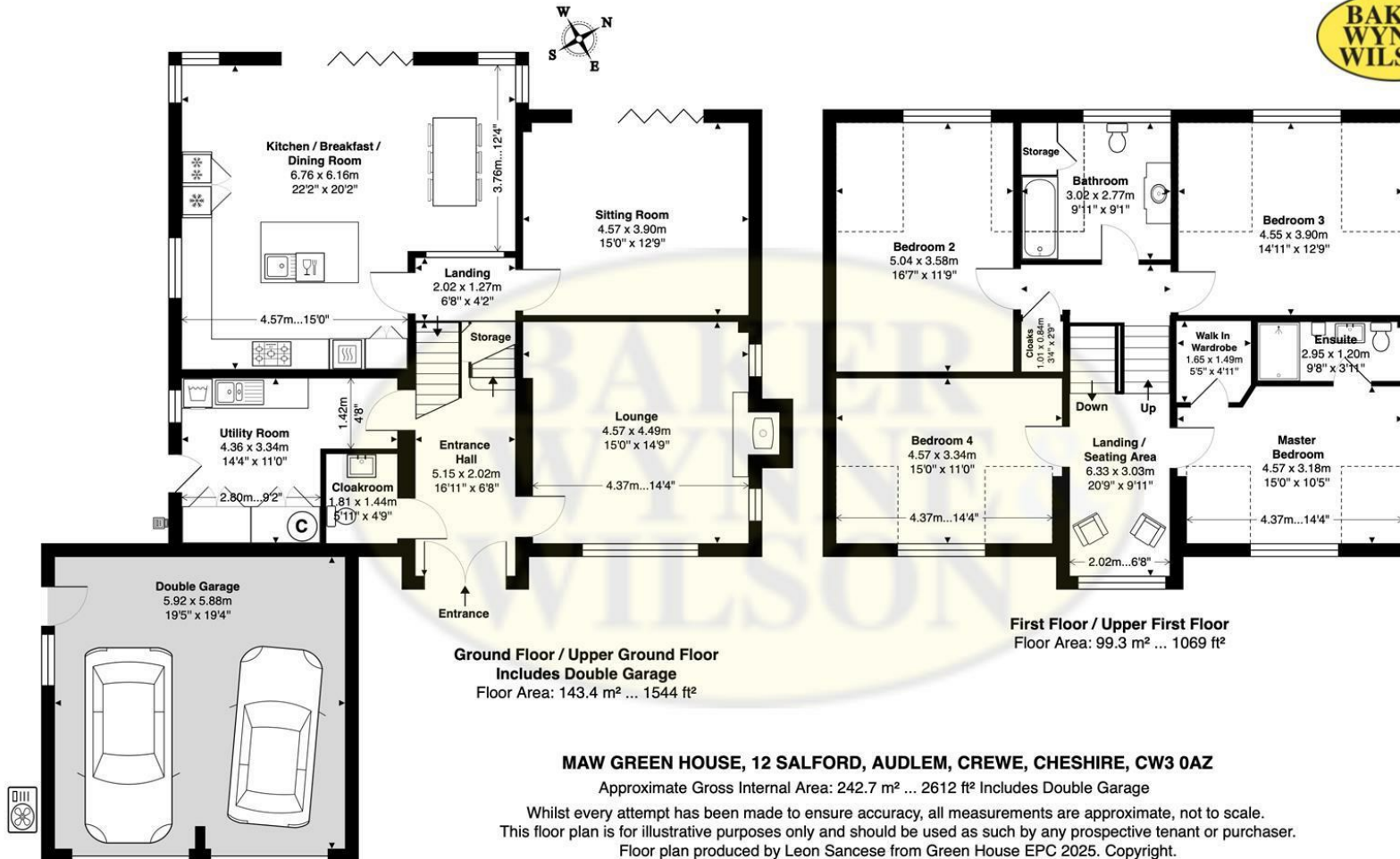
Freehold.

VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson. Telephone: 01270 625214







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(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