

The Oaks
Gawsworth



Andrew J Nowell
& Company



The Oaks, Shellow Lane, Gawsworth, CW12 2NX

A charming detached bungalow with a generous garden and grounds. With idyllic open views across the adjoining countryside.

- Idyllic Location
- 1.1 Acres
- Three Bedrooms
- Open Views

This property is subject to an Agricultural Occupancy Condition (AOC).

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person'.

The Oaks is a charming, detached bungalow with spacious and versatile accommodation throughout.

There is an entrance hall, cloakroom WC, large living room with dual aspect and feature fireplace, breakfast kitchen with traditional units and integrated appliances, dining room, utility room, three double bedrooms and two bathrooms (1 en-suite).

The property benefits from a large detached double garage with electric doors and an attached workshop with gardeners WC.





Externally the property is approached via a sweeping driveway which provides ample off road parking and leads to the detached garage.

The gardens and grounds extend to over 1.1 acres and consist of the formal gardens including a large field which in the summer is a wildflower meadow, pond and woodland area. The grounds enjoy superb open views across the adjoining countryside and The Oaks is situated in a superb idyllic position on the Gawsworth/North Rode border.

The village of Gawsworth is within easy reach. The village has considerable charm with a wealth of period and unique properties and wonderful local country walks. The centres of Alderley Edge, Macclesfield and Wilmslow are within 10-15 minutes' drive offering an excellent range of shopping, educational and recreational facilities.

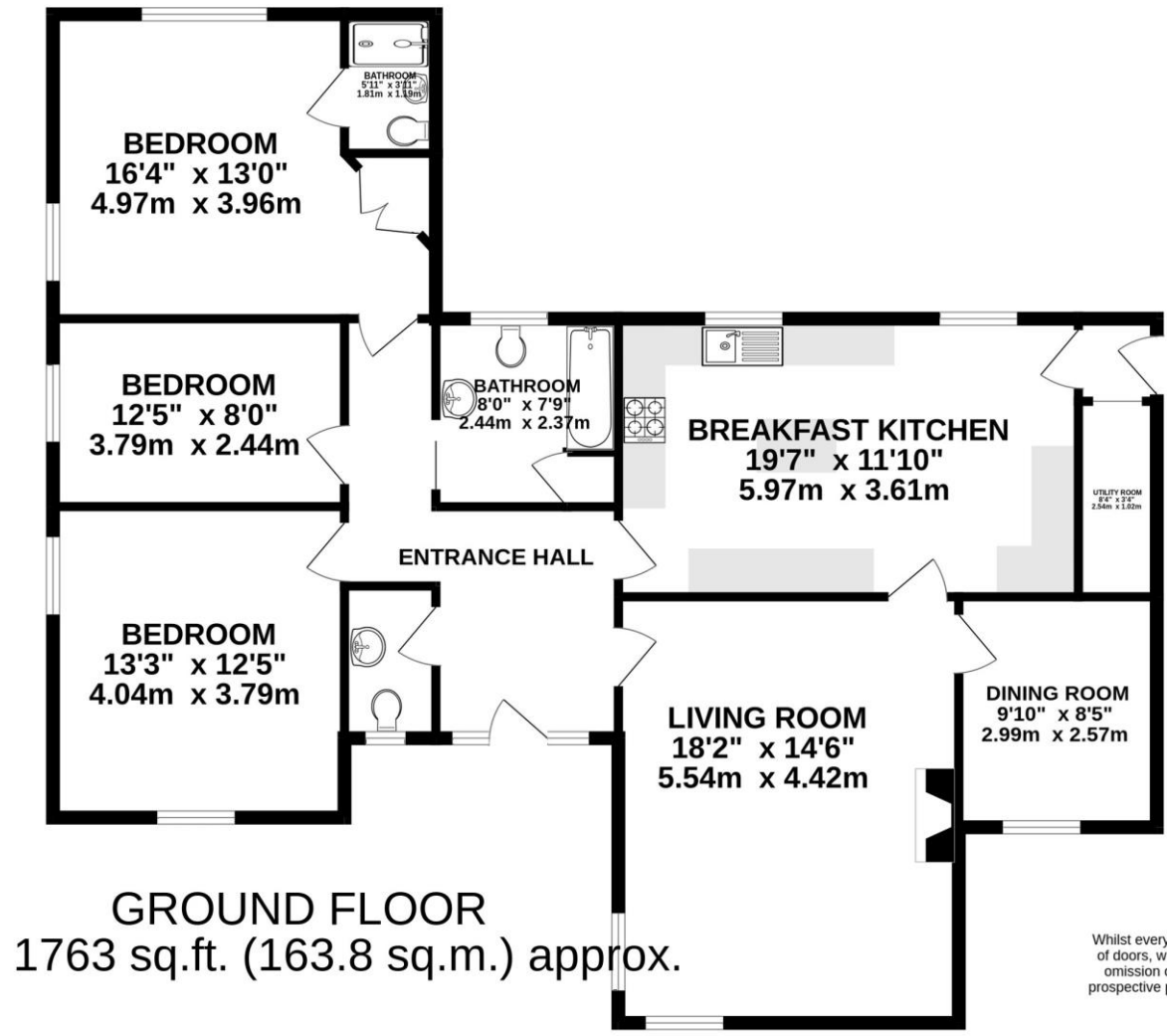
Postcode – CW12 2NX

What 3 Words – [///laugh.refills.priced](https://www.what3words.com/laugh.refills.priced)

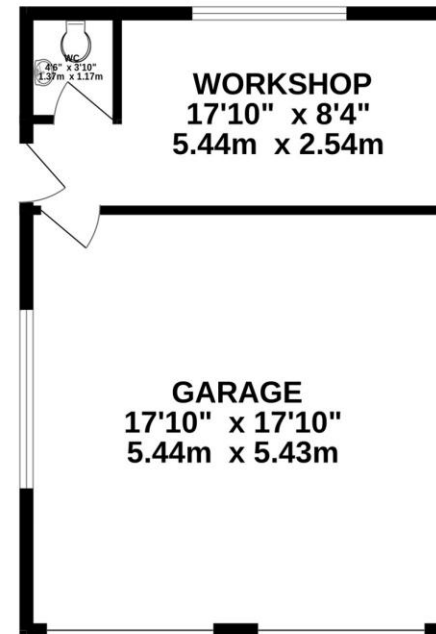
Council Tax Band – E

EPC Rating – D

Tenure – Freehold



GROUND FLOOR
1763 sq.ft. (163.8 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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