



1 Astle House

Chelford

Guide Price £525,000

Andrew J Nowell
& Company



1 Astle House, Astle Lane, Chelford, Cheshire, SK10 4TA

A charming, semi-detached family home located within a small hamlet in a much sought after rural location with beautiful rolling countryside views.

- Great Potential
- Large Mature Garden
- Driveway Parking
- Idyllic Location

1 Astle House occupies an idyllic rural location at the end of this long private road with enjoying wonderful open views across the surrounding countryside. Offered to the market with no onward chain for the first time in over 60 years.

On the ground floor is the entrance porch, large through lounge with beautiful views, stone fireplace, downstairs wc, fully fitted breakfast kitchen with a range of fitted units.

To the first floor are three generous sized bedrooms with countryside views, the principle bedroom has fitted wardrobes and a walk-in cloak cupboard. Separate wc, and a shower room with washbasin.

Outside the property is approached by a long crazy paved driveway with shrubs, whilst to the rear is a substantial lawned garden which has been meticulously maintained, with mature shrubs and hedges, there is also a useful timber storage shed.

There is great potential for extension and remodelling (subject to the necessary consent).





Astle is an idyllic rural locality within a few minutes' drive from Chelford village.

Chelford has the renowned Farm Supplies, Boons Butchers, local shops, public house The Egerton Arms and local railway station. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within easy reach which provide an excellent range of shopping, with stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well know beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport, local and intercity rail links to Manchester and London.

Important Information

What 3 Words – [///plant.blur.jolt](http://plant.blur.jolt)

Council Tax – Cheshire East Band E

EPC Rating – E (54/69)

Tenure – Freehold

Heating: Oil Central Heating

Services: Mains Electric & Water, Drainage via Septic Tank (non-compliant with regulations)

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Standard broadband available

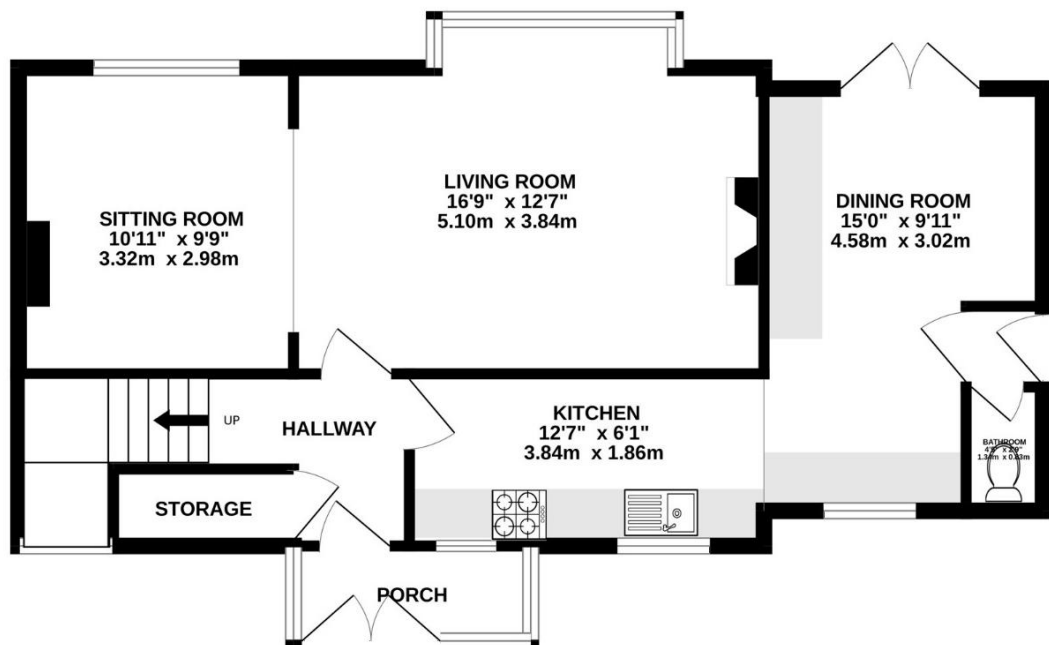
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

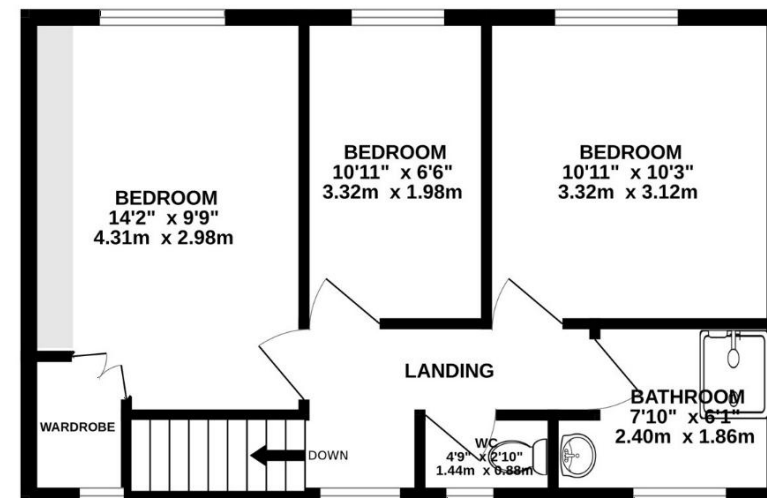
**Information provided by Ofcom checker.

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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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