



The Briars
Audlem

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rural surveyors & property agents



The Briars

Audlem | Cheshire | CW3 0EJ

Audlem centre 0.9 miles | Whitchurch 8 miles
Nantwich 7 miles | Market Drayton 8 miles
Crewe station 12 miles

A CHARMING DETACHED BUNGALOW
WITH GARDENS, SWIMMING POOL,
PADDOCK AND SCOPE FOR IMPROVEMENT

Detached four-bedroom bungalow

Countryside views to the rear

Approx. 0.69 Acre paddock, 1.12 Acres in all

Heated outdoor swimming pool

Double garage and double workshop & extensive driveway parking

Potential to extend (STPP)



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The Briars occupies an enviable position on the edge of the picturesque village of Audlem, enjoying the perfect balance of rural living and village convenience. This substantial four-bedroom detached bungalow occupies generous grounds including a 0.69 Acre paddock, extensive outbuildings and a heated outdoor swimming pool, whilst offering tremendous potential for further enhancement and extension (subject to the necessary planning consents).

The Property

Occupying a superb position with far-reaching views across the surrounding Cheshire countryside, this individual detached bungalow offers spacious and versatile accommodation together with exciting potential to modernise, or extend, subject to the necessary planning consents.

Having been a much-loved family home for many years, the property offers well-balanced accommodation extending to four bedrooms, one of which is en-suite, together with a family bathroom. A large reception hallway provides access to the principal rooms, including a sitting room and a well-appointed kitchen, which enjoys delightful views across neighbouring fields. To the rear, the conservatory is perfectly positioned to overlook the gardens, paddock and countryside beyond, providing a wonderful space to relax throughout the seasons, whilst a useful boiler/utility room adjoins.

The generous plot offers tremendous scope for further enhancement, whether through modernisation, extension or reconfiguration, allowing purchasers the opportunity to create a truly exceptional home in this highly desirable location.

Outside

The property is approached via a wide gravelled driveway providing extensive off-road parking which continues to the rear where there is a large detached double garage and a further double garage/workshop, together with a former stable and adjoining store, offering excellent storage and potential for a variety of uses. The established gardens extend to the front, side and rear of the property, creating a wonderful setting and providing excellent privacy. A heated outdoor swimming pool is complemented by a patio and summer house, creating an ideal space for outdoor entertaining.

Beyond the gardens lies a paddock extending to approximately 0.69 acres, enjoying a glorious open outlook across the surrounding countryside and enhancing the property's unique appeal.





Location

Audlem is a desirable, thriving country village, the centre of which is designated as a Conservation Area. The village has an excellent range of facilities including doctors surgery, three public houses, coffee shop, butchers, florist, dry cleaners, hairdressers, barbers, boutique shops and highly regarded primary school.

The nearby towns of Market Drayton, Whitchurch and Nantwich provide a more comprehensive range of facilities including supermarkets, bars, restaurants, a wide range of shops and weekly street markets. The surrounding countryside offers an abundance of scenic walks and outdoor pursuits. Crewe Station is within easy reach and provides direct rail services to London Euston.



Services

Mains water and electric are connected. Drainage is to a private septic tank. Oil fired central heating.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Council Tax Band

Band F

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

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