

27 OAKS CLOSE

ASTON | NANTWICH | CHESHIRE | CW5 8BJ

Halls 1845



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Wrenbury Station 1.3 miles | Whitchurch 7 miles | Nantwich 5.5 miles | Shrewsbury 27 miles | Chester 25 miles | Crewe Railway Station 29 miles
(all mileages are approximate)

An impressive detached and extended family home located in the popular village of Aston, near Nantwich and is offered with no upward chain. This well presented home is ideal for families wanting to live in a thriving village.

Extended Detached Family Home
Spacious Accommodation to over 1,815 ft2
Large Open Plan Kitchen / Diner / Family Space
Five Double Bedrooms and Three Bathrooms
Landscaped Gardens & Large Sun Terrace

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

An impressive and beautifully presented extended detached family home offering over 1,815ft² of high-specification accommodation, five bedrooms, three shower/bathrooms, a stunning open-plan kitchen/diner/family room, double garage and landscaped gardens. Situated in a popular residential area within the village of Aston.

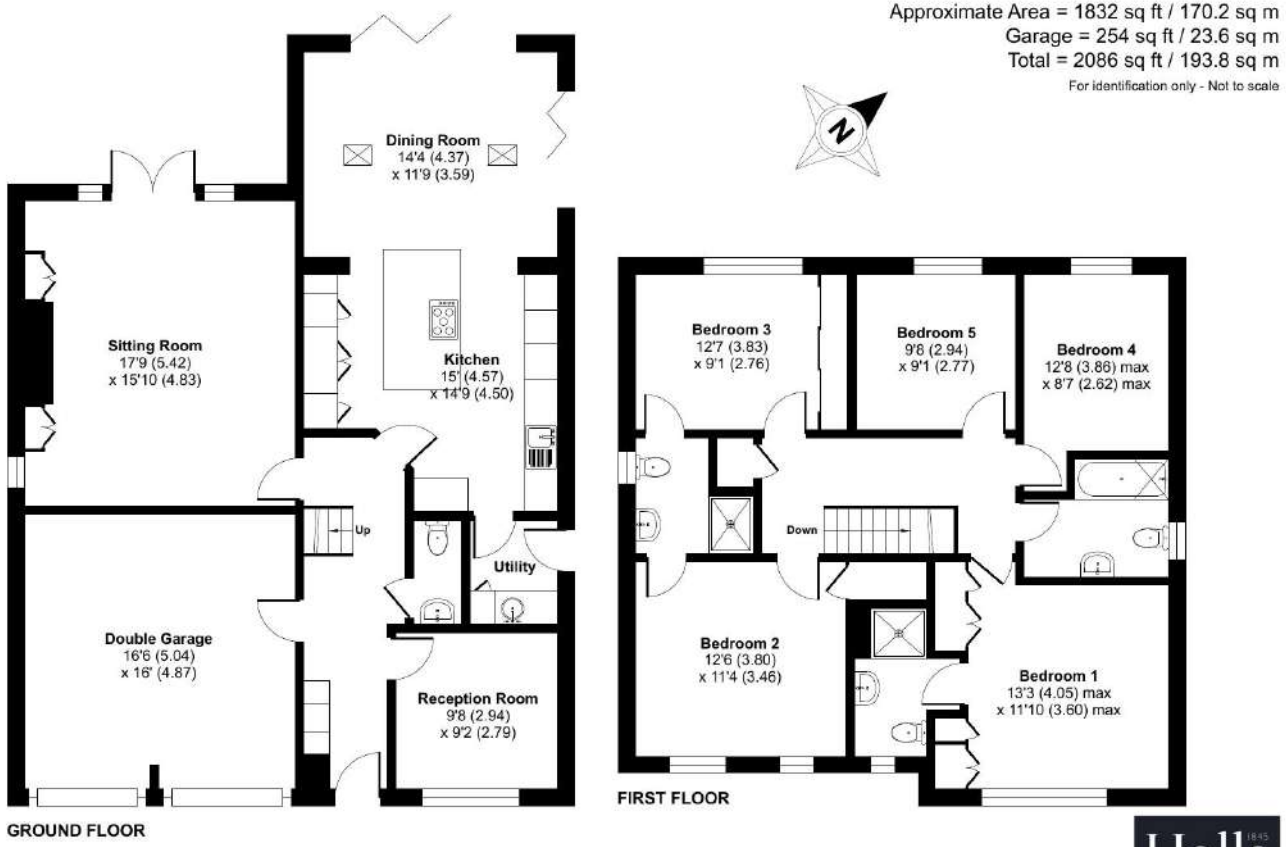
SITUATION

The village of Aston enjoys a pleasant semi-rural setting within the Cheshire countryside, whilst remaining conveniently positioned for access to the nearby market town of Nantwich and the wider area. The surrounding countryside provides opportunities for walking and outdoor recreation, whilst the village's residential setting offers an appealing environment for families seeking a balance between village life and everyday convenience.

The nearby village of Wrenbury provides a railway station, offering connections towards Nantwich and Crewe, with onward rail services available to a wider range of destinations. Nantwich offers an extensive range of independent shops, supermarkets, cafés, restaurants, leisure facilities and educational establishments, together with a railway station providing further transport links. The historic town of Whitchurch is also within easy access.

PROPERTY

A beautifully presented and substantially extended detached family home, occupying a pleasant position towards the end of a quiet cul-de-sac within the popular village of Aston, near Nantwich. Extended approximately four years ago, the property offers spacious and versatile accommodation, ideally suited to family living or those looking to downsize without compromising on space. The accommodation comprises a canopied entrance porch, reception hall, spacious living room with feature media wall and fire and there are double doors to the garden, separate study and cloaks/W.C.



To the rear is an impressive open-plan kitchen/diner/family room, featuring a stylish modern kitchen with a large central island and breakfast bar, integrated appliances, quality worktops. The adjoining dining and family area provides excellent space for everyday living and entertaining, with bi-fold doors opening onto the rear garden.

A separate utility room provides additional laundry facilities and has a convenient side entrance door.
To the first floor, the generous landing leads to five well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, en-suite shower room, whilst two further bedrooms share a Jack-and-Jill en-suite. The remaining bedrooms are served by a modern family bathroom. The property benefits from double glazing and LPG central heating.













OUTSIDE & GARDENS

Externally, the property benefits from a double-width driveway, EV charging point The drive continues to a double garage with internal access to the reception hall. Gated access leads down either side of the house to the enclosed and landscaped rear gardens, which feature lawns, flower borders and a large sun terrace adjoining the kitchen/family room, ideal for outdoor entertaining.

Overall, 27 Oaks Close represents an excellent opportunity to acquire a spacious, high-specification family home with flexible accommodation, impressive entertaining space and attractive gardens, situated within a popular village setting.

SCHOOLING

The area is well placed for a range of state and independent educational establishments. Nearby primary schools include Wrenbury Primary School, Sound and District Primary School and St Oswald's Worleston Church of England Primary School. For secondary education, Nantwich offers Brine Leas School and Malbank School and Sixth Form Colleges. Independent schooling is also available within the wider Cheshire area. The property is within easy walking distance of a popular pub, an excellent farm shop and two welcoming village coffee shops.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

Freehold. There is an annual service charge of £280 for the up-keep of the road, lighting and communal areas in the cul de sac.

SERVICES

Mains water, drainage and electricity. Heating is via and LPG fired boiler.

LOCAL AUTHORITY

Cheshire East

Council Tax

Council Tax -Band F
EPC rating - C

Directions - From Nantwich drive out heading for Whitchurch. After about 5 miles you arrive in the village of Aston. Turn left into Sheppenhall Lane and after about ¼ of a mile turn right into Oaks Close.
What 3 Words: sundial.fees.stunning



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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