



9 St. Augustines Drive

CW2 5FE

£530,000



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STEPHENSON BROWNE

An early viewing is a must of this stunning home which is located within the esteemed Wychwood Village in Weston.

This home presents an exceptional opportunity to acquire a stunning family home, it's not just four walls and a roof it's a home, a place where memories can be made and treasured! This impressive house boasts six spacious bedrooms, including three en-suites alongside a family bathroom and cloakroom ensuring ample privacy and comfort for all family members. The property is thoughtfully arranged over three floors, providing generous room sizes throughout, which is perfect for both relaxation and entertaining.

As you enter, you are greeted by a welcoming entrance showing the grandeur of this home, there is a beautiful bespoke large fitted kitchen that is sure to delight any culinary enthusiast. The lounge flows seamlessly into a spacious dining room, creating an inviting atmosphere for family gatherings and social occasions both with views of the garden. The layout of the reception rooms enhances the sense of space and light, making it a fabulous environment for modern living.

The exterior of the property features a lovely size enclosed garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air in a private setting, the garden is a blank canvass allowing you to incorporate you own individual ideas and impressions.

With its prime location in Wychwood Village, residents will benefit from a tranquil yet vibrant community, offering a perfect blend of convenience and charm. This property is truly a remarkable find for those seeking a spacious and elegant family home in a desirable area.

Do not miss the chance to make this exquisite house your new home.



Entrance Hall

12'5" x 11'2" maximum

Cloakroom

Lounge

19'11" x 12'0"

Kitchen Breakfast Room

19'11" x 10'9"

Dining Room

11'2" x 11'1"

Stairs to First Floor

Main Bedroom

13'8" x 10'2"

En-Suite

242'9" x 6'0"

Bathroom

14'6" x 6'0"

Bedroom Four

12'0" x 8'10"

En-Suite

7'6" x 4'4"

Bedroom Five

10'3" x 8'0"

Bedroom Six

11'4" x 7'10"

Stairs to Second Floor

Bedroom Two

13'1" x 11'9"

En-Suite

5'7" x 5'2"

Bedroom Three

15'9" x 12'4"

Double Garage/Gym

18'1" x 17'7"

Externally

The property is nicely set back from the road behind a neat landscaped garden with invaluable off road parking leading to the double garage. To the rear the garden is a good size and enclosed.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Council Tax

Band G

Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those purchasing a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the



- Supreme Presentation Phenomenal Detached Home
- Generously Proportioned Rooms Throughout
- Six Lovely Bedrooms - Three of which hosting En-Suites
- Two Reception Rooms and a Bespoke High Specification Kitchen Diner
- Family Bathroom Separate and Cloakroom
- Highly Versatile Accommodation - Suitable to Variety of Lifestyles
- Great Size Enclosed Garden, a blank canvas ready to be transformed!
- Ample Off Road Driveway Parking
- Sizeable Double Garage incorporating a Gym area.
- Prestigious and Sought After Wychwood Village Development



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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