



The Oaks, Moss Lane, Minshull Vernon CW1 4RJ

CHESHIRE
LAMONT



A superior and exceptional four bedroom detached house on a small select private estate position upon a country lane in a most convenient location providing superb design, style and versatile bedroom and living space with excellent features and storage. Enjoying countryside views, attractive corner gardens with a large covered entertaining space, garage and additional parking facilities. Viewing highly recommended.

- An exceptional four bedroom detached house upon a small select private estate
- Standing in superb corner position on a lovely country lane overlooking open fields
- Providing impeccable, versatile accommodation throughout with excellent storage
- With a wonderful covered outside entertaining space incorporating a bar area
- Attractive gardens, garage and further parking facilities
- Reception hall, lounge with feature fireplace and open plan family dining kitchen with utility room
- Ground floor bedroom/additional sitting room and Jack and Jill shower room
- First floor master bedroom with en-suite shower room, two further double bedrooms and family bathroom
- Viewing highly recommended

Agent Remarks

This superb home provides impeccably appointed and most deceptively spacious, versatile accommodation and stands in a fine rural position. Located in Minshull Vernon, the house is very close to Bentley Motor Works and Leighton Hospital as well as Crewe and its industries. The property was constructed to exacting specifications and incorporates many high quality, attractive features. A ground floor bedroom benefits from an adjoining Jack and Jill shower room while the first floor provides three further double bedrooms, en-suite and family bathroom.



Property Details

The property is set back from the lane behind neat hedging and low ornate stone capped walling with a paved path leading through attractive lawned gardens to a most impressive handsome raised tile pitched covered porch with a high quality oak effect composite door with glazed panels to either side allowing access to:

Reception Hall

A beautiful entrance to the property with high quality Amtico flooring throughout, oak and glazed staircase ascending to first floor, under stairs cupboard, recessed ceiling lighting and a door leads to:

Jack and Jill Shower Room 6' 4" x 6' 2" (1.94m x 1.89m)

With a corner fitted shower, vanity wash basin with drawers beneath, WC, tiled walls, tiled flooring, chrome towel radiator, recessed ceiling lighting and a door to Sitting Room/Bedroom Four.

From the Reception Hall a door leads to:

Sitting Room/Bedroom Four 9' 9" x 12' 8" (2.98m x 3.85m)

With a uPVC double glazed window to front elevation incorporating fitted blind and a door to Jack and Jill Shower Room.

From the Reception Hall a sectional glazed door leads to:

Open Plan Family Dining Kitchen

Contemporary Kitchen 8' 0" x 11' 10" (2.44m x 3.61m)

Comprehensively equipped with a stunning range of high quality white gloss-fronted base and wall mounted units, attractive granite marble effect working surfaces and upstands, peninsular dining counter with wine cooler beneath, built-in double electric oven, induction hob with contemporary extractor above, integrated fridge and freezer, integrated dishwasher, one and a half bowl underslung sink, recessed ceiling lighting, herringbone tiled plank effect flooring, tall contemporary radiator, uPVC double glazed window overlooking garden, uPVC double glazed French doors to covered entertaining area and a door leads to:

Utility Room 5' 9" x 6' 3" (1.76m x 1.90m)

With wall mounted cupboards, tall implement cupboard, plumbing for washing machine, Amtico flooring and a uPVC double glazed door to outside.

From the Kitchen Area open access leads to:



Family/Dining Area 10' 0" x 13' 1" (3.04m x 3.99m)

With 3-panel bi-folding doors to covered entertaining area, herringbone tile effect flooring and pocket doors lead to:

Lounge 9' 11" x 15' 7" (3.03m x 4.74m)

Beautifully appointed with a contemporary wall mounted living flame effect fireplace and a uPVC double glazed window to front elevation with fitted blind.

First Floor Landing

With access to loft and a door leads to:

Master Bedroom 26' 6" x 10' 4" (8.07m x 3.15m)

A superb spacious principal bedroom with wonderful aspects to the front and rear elevations via uPVC double glazed windows, eaves storage and a door leads to:

En-Suite Shower Room 2' 10" x 8' 4" (0.87m x 2.55m)

With a shower cubicle, WC, vanity wash basin, tiled walls, tiled flooring and chrome towel radiator.

Bedroom Two 9' 11" x 13' 1" (3.03m x 3.99m)

With a uPVC double glazed window to front elevation and eaves storage.

Bedroom Three 8' 4" x 13' 0" (2.53m x 3.95m)

With a uPVC double glazed window to rear elevation overlooking gardens and eaves storage.

Bathroom 6' 4" x 9' 8" (1.92m x 2.94m)

With a freestanding double ended bath with shower tap stand to side, WC, vanity wash basin with cupboards beneath, tiled walls, tiled flooring, Velux window providing lovely aspects and contemporary radiator.

Externally

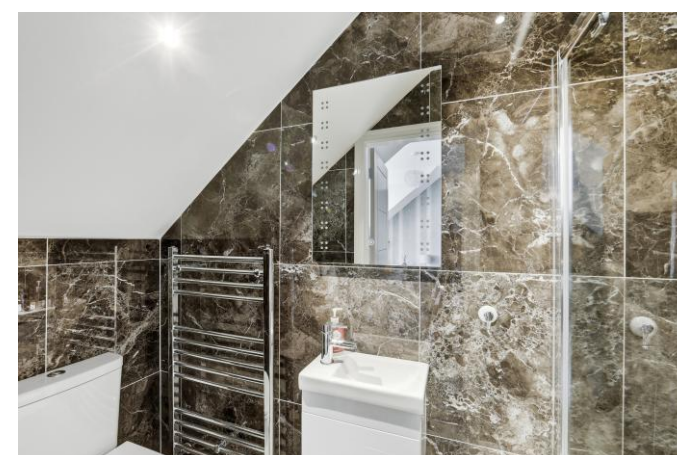
The house benefits from walled gardens extending to the side and rear that incorporate an extensive lawn, large paved patio, garden path and access to the rear and to the garage. The property is superbly further enhanced by a superior covered and sheltered outdoor living space that runs the full width and incorporates a bar area.

External Covered Entertaining Space with Bar Area

Beautifully appointed with decked floor, retractable screens, bar area, sitting area, light and power.

Tenure

Freehold.



Services

LPG, mains water and electricity (not tested by Cheshire Lamont).

Viewings

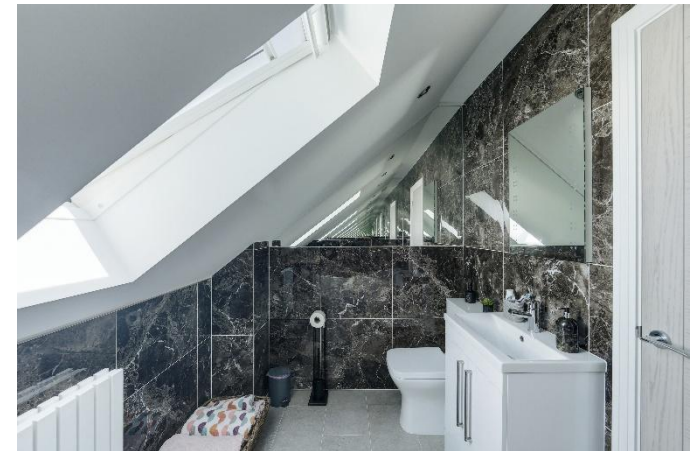
Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Middlewich Road towards Middlewich. After passing Bentley Motors and Leighton Hospital continue through the traffic lights at Minshull Vernon for approx. 200 yards and turn right at The Coach and Horses Public Inn where the property is situated on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (133.9 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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www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441