



Rope Gardens, 51a Rope Lane, Wistaston CW2 6RH

CHESHIRE
LAMONT

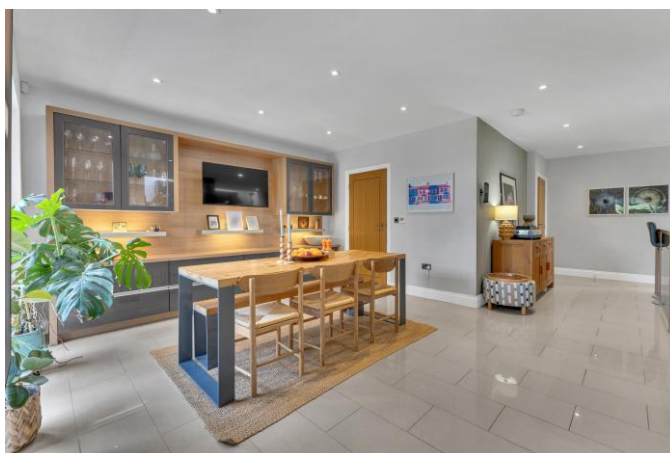


A most impressive and impeccably appointed modern five bedroom detached residence nestling in a delightful tranquil private gated position within lovely established wrap-around gardens in a highly sought after location affording 2750 sqft of spacious and stylish accommodation. Viewing highly recommended.

- A highly individual modern detached five bedroom house
- Of exceptional quality, style and appeal with self-contained annex potential
- Affording well arrayed and appointed versatile accommodation to 2750 sqft
- Incorporating excellent design and features and standing in established tree-lined wrap-around private gardens
- Within a highly sought after residential location nearby to Nantwich and Crewe train station and approached through a private gated drive
- Rooftop terrace patio, luxurious open plan living family dining kitchen, cinema room
- Stunning garden room with full height windows overlooking private landscaped rear gardens
- Lounge with log burner and patio doors to garden, study, cloakroom, utility room
- Master bedroom with dressing room and en-suite bathroom, bedroom two with large rooftop terrace and en-suite bathroom
- Bedroom three with en-suite wet room, two further bedrooms and family bathroom
- Viewing highly recommended

Agents Remarks

Rope Gardens is a most impressive and spacious detached modern house incorporating outstanding design, style, features and fittings of the highest calibre throughout providing accommodation to 2750 plus sqft. Standing in a private position and ideally situated for sought after local schooling and day-to-day requirements. The property was built to exacting specifications and quality in recent years and the current owners are selling due



to relocation having made many cosmetic improvements to the property. The house stands in a lovely location and we highly recommend a viewing.

Property Details

A covered entrance with recessed lighting leads to an oak entrance door with glazed panels to either side allows access to:

Reception Hall

With stairs ascending to first floor, oak flooring with underfloor heating, controls for underfloor heating, oak doors to understairs storage cupboard and an oak door leads to:

Cloakroom 10' 6" x 5' 5" (3.20m x 1.65m)

With low level WC, glass wash basin with contemporary mixer tap upon tiled surface with cupboard beneath, tiled floor, extractor fan, recessed ceiling lighting and double glazed window.

Study 10' 0" x 8' 3" (3.05m x 2.52m)

With double-glazed window to front elevation, oak flooring with underfloor heating and underfloor heating control.

Lounge 16' 1" x 13' 3" (4.89m x 4.05m)

With double glazed doors incorporating glazed side panels overlooking rear garden, oak flooring with underfloor heating, underfloor heating control, television point, recess for feature Morso log burner upon glazed hearth and feature glazed back drop.

Open Plan Living Family Dining Kitchen 24' 8" x 21' 5" (7.51m x 6.54m)

Kitchen Area

Impeccably appointed with a superb range of contemporary grey high gloss fronted base and wall mounted units, contrasting oak working surfaces, dining island incorporating cupboards and drawers with inset sink and mixer tap, Neff 6 ring ceramic hob with large gas burner, Neff extractor hood with light above, twin integrated Neff ovens with Neff heated drawer, integrated Neff freezer, integrated Neff fridge, display shelving, feature vaulted ceiling with glazed panels, tiled flooring, double glazed window to side elevation and recessed ceiling lighting.

Dining/Family Area

With full width contrasting display unit to kitchen incorporating television niche, tiled flooring with underfloor heating, underfloor heating control, recessed ceiling lighting, double glazed window to side elevation, 2-panel bi-folding doors to patio terrace and open access leads to:



Stunning Garden Room 11' 9" x 11' 2" (3.58m x 3.41m)

With 3-panel bi-folding doors to terrace, full height double glazed windows overlooking rear gardens, attractive plank effect flooring and recessed ceiling lighting.

From the Kitchen an oak door leads to:

Utility Room 10' 6" x 8' 7" (3.20m x 2.62m)

With a range of high gloss cream base units, contrasting high gloss grey wall mounted unit, wood effect work surfaces, stainless steel sink unit with mixer tap, plumbing for washing machine, appliance space, tiled flooring, recessed ceiling lighting, part glazed door to side elevation, controls for central heating and hot water and oak door leads to:

Cinema Room 19' 9" x 9' 5" (6.01m x 2.87m)

With high quality aged oak effect plank flooring, recessed ceiling lighting, uPVC double glazed window, radiator and a sectional glazed door leads to:

Plant Room

With a wall mounted gas fired central heating boiler and pressurised cylinder system.

Store Garage 19' 9" x 8' 4" (6.01m x 2.55m)

With an electrically operated roller door to front.

First Floor Landing

Half galleried landing with loft access, recessed ceiling lighting, control for central heating, oak doors to all bedrooms and family bathroom, two double glazed windows to front elevation. and an oak door leads to:

Master Bedroom 19' 9" x 18' 6" (6.01m x 5.65m)

A dual aspect room with double glazed windows to front and rear elevations, two radiators, television point and an oak door leads to:

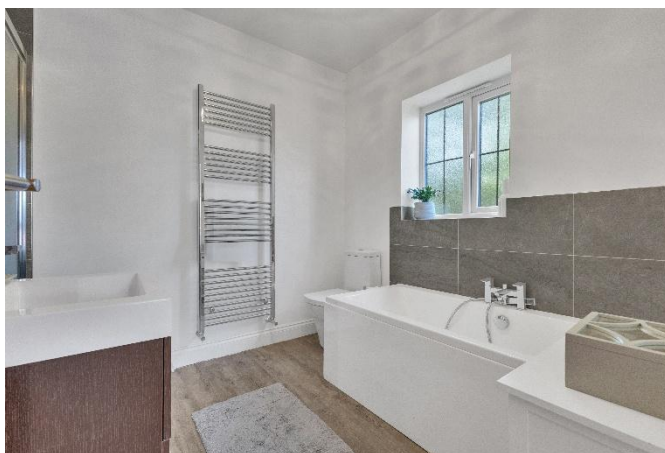
Dressing Room 5' 10" x 7' 5" (1.79m x 2.27m)

With fitted shelving, railing and recessed ceiling lighting.

From the Bedroom an oak door leads to:

En-Suite Bathroom 8' 1" x 7' 3" (2.47m x 2.22m)

With panelled bath incorporating central shower tap, WC, vanity wash basin with drawers beneath, part tiled walls, shower cubicle with rainfall showerhead and separate shower attachment, uPVC double glazed window and chrome towel radiator.



Family Bathroom 6' 11" x 11' 2" (2.10m x 3.40m)

With Duravit bath incorporating central shower tap, WC, vanity wash basin with drawers beneath and recessed lighting above, walk in shower enclosure with rainfall showerhead and separate shower attachment, part tiled walls, tiled flooring, double glazed window to side elevation, ceiling beam and chrome towel radiator.

Bedroom Two 13' 5" x 11' 2" (4.08m x 3.40m)

With radiator, television point, oak door to walk-in cupboard incorporating shelving and railing and uPVC double glazed doors lead to:

Stunning First Floor Balcony 11' 9" x 11' 2" (3.58m x 3.40m)

A glazed and railed balcony providing lovely aspects with slate topped brick walling, composite decked floor and brick illumination.

From the Bedroom an Oak door leads to:

En-Suite Bathroom 8' 1" x 7' 3" (2.47m x 2.22m)

With panelled bath incorporating central shower tap, WC, vanity wash basin with drawers beneath, part tiled walls, shower cubicle with rainfall showerhead and separate shower attachment, uPVC double glazed window and chrome towel radiator.

Bedroom Three 12' 6" x 10' 3" (3.80m x 3.13m)

With uPVC double glazed window to front elevation, radiator and an oak door leads to:

En-Suite Wet Floored Shower Room

Shower area with full height shower screen and rainfall showerhead, WC, vanity wash basin with drawer beneath, uPVC double glazed window, contemporary towel radiator, fully tiled walls and tiled flooring.

Bedroom Four 11' 10" x 10' 3" (3.61m x 3.13m)

With uPVC double glazed window to rear elevation providing lovely aspects over gardens, radiator and an oak door to deep walk-in wardrobe with railing.

Bedroom Five 9' 0" x 9' 0" (2.75m x 2.75m)

With uPVC double glazed window to rear and radiator.

Externally

Rope Gardens occupies a delightful position within a tranquil location with attractive surroundings and stands in established bordered wrap-around gardens with a driveway to the front



providing superb parking and the gardens to the rear are bordered by mature trees and hedging with an extensive lawned garden area and paved terrace. To the rear of the property stands a further garden entertaining area with a paved patio and provision for a hot tub.

Tenure - Freehold.

Services - All main services are connected (not tested by Cheshire Lamont).

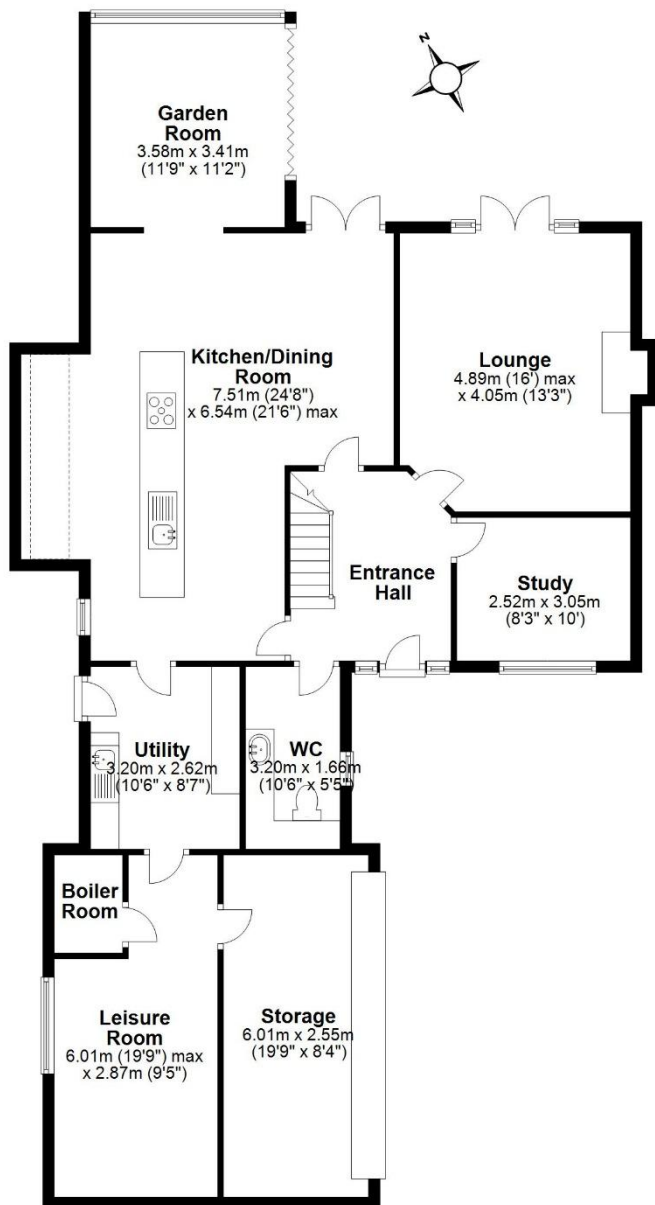
Directions

From Nantwich proceed towards Crewe and at the traffic lights at Wells Green turn right into Rope Lane towards Shavington. After about 500 yards turn left into a private driveway for 51 & 51a Rope Lane.



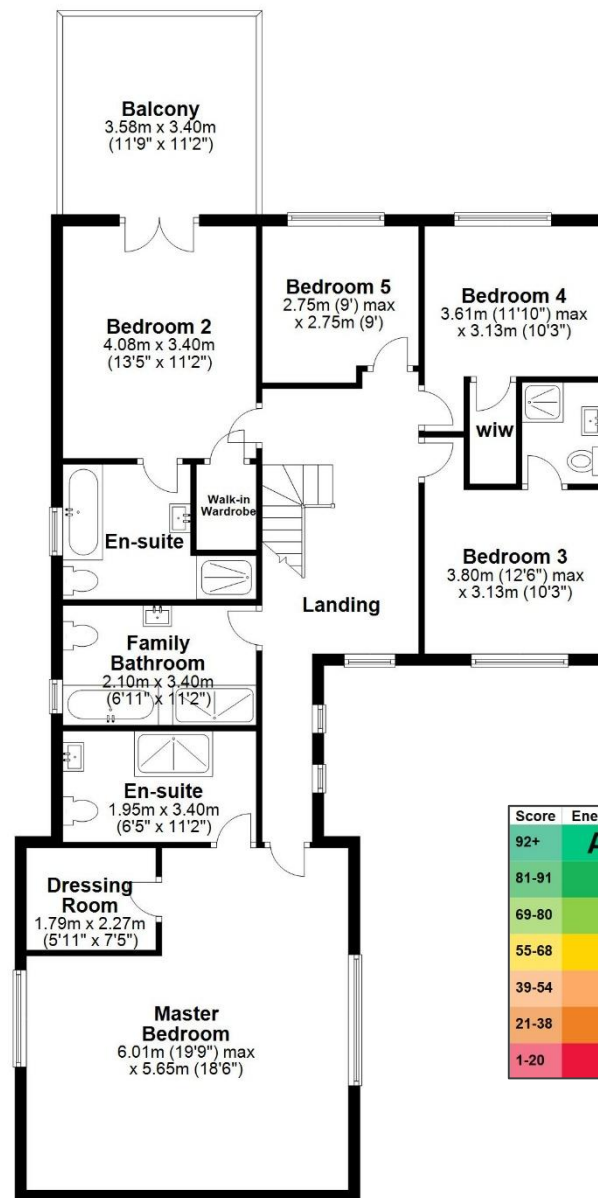
Ground Floor

Approx. 136.1 sq. metres (1464.5 sq. feet)



First Floor

Approx. 120.5 sq. metres (1297.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan is for illustrative purposes only.
Plan produced using PlanUp.



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