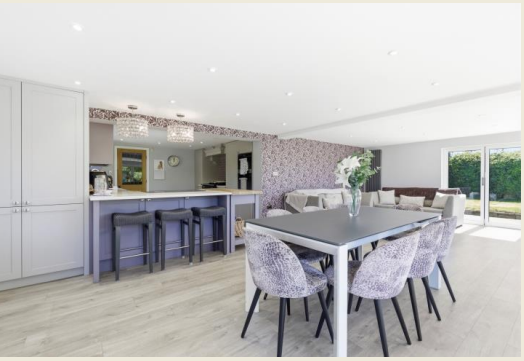
Wright Marshall
Estate Agents



'MILL HOUSE' | MONKS LANE | AUDLEM | CHESHIRE | CW3 0HR | OIRO £899,500







wrightmarshall.co.uk

Nestled in a most idyllic & discreet position within a short walk of the sought after village of Audlem.

An inspiring & substantial detached country residence situated in sublime established gardens & affording highly versatile accommodation including 'multi generational' living potential.
This most enchanting refined & impeccably well appointed detached house has been thoughtfully, sympathetically & very elegantly presented having been beautifully enhanced to create a seamless blend of character and charm with contemporary flair set amidst a magical semi rural oasis. Luxurious accommodation perfectly compliments the generous gardens which further enhance the outstanding lifestyle buyers can enjoy.

The outstanding country home with five bedrooms (potentially six) & four bathrooms briefly comprises; 33'0 Entrance Hall, Cloaks WC, Living Room, Study / Snug, expansive Kitchen Dining Family Room with AGA, opening to an extremely elegant family friendly entertaining space with full width bi fold doors leading into the joyous gardens. Unusually spacious First Floor Landing, wonderfully spacious Bedroom One with Dressing Room, Ensuite Bath and Shower Room & charming Juliet balcony filled with a scent of climbing Wisteria and taking in the spectacular view over fields to the rear.
Bedroom Two & Bedroom Three with 'Jack & Jill Shower Room. Bedroom Four,
Bedroom Five and separate Shower Room. Externally there is a wonderful 16'5 x 16'5 Games Room which certainly has the potential for annexe accommodation or home business use if required.
Double opening gates open to the extensive gravelled driveway providing ample off road parking plus electric car charger point. Pretty mature gardens surround the property predominantly laid to lawn with a fabulous paved rear entertaining patio, Orchard area, sheds and an enchanting mature Cherry tree framing the front elevation. In all, the glorious gardens enhance the sublime home on offer which discerning buyers are sure to be incredibly impressed by. Oil fired C.H & Double glazing throughout.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED – NO CHAIN





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 7 miles through the villages of Hatherton and Hankelow and upon reaching the charming village of Audlem turn left by the green space with 'Audlem' village sign into Heathfield Road. Turn left again into Monks Lane & proceed where the property will be observed on the right hand side.

AUDLEM VILLAGE (PICTURED RIGHT)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and 'Party on the Park'.










MILL HOUSE







THE ACCOMMODATION:-
With approximate dimensions, comprises;



ENTRANCE HALL 33'0 x 7'7

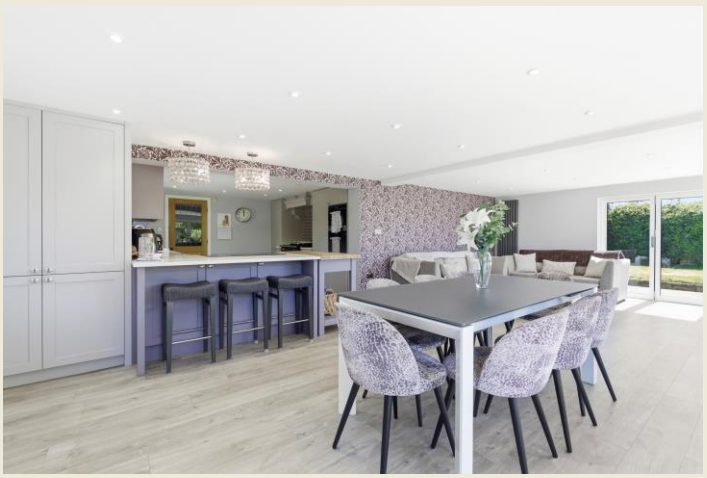






EXPANSIVE OPEN PLAN KITCHEN DINING FAMILY 27'7 x 27'1





















LIVING ROOM 24'0 x 15'8









STUDY / SNUG 15'8 x 11'5

CLOAKS WC 7'1 x 3'7



SPACIOUS FIRST FLOOR LANDING 18'4 x 7'7







MASTER BEDROOM ONE 12'11 x 12'8

DRESSING ROOM 10'0 x 8'0

ENSUITE BATH & SHOWER ROOM 9'10 x 7'7

JULIET BALCONY









BEDROOM TWO 15'8 x 14'8



BEDROOM THREE 14'8 x 11'8





BEDROOM FOUR 12'0 x 11'7

'JACK & JILL' SHOWER ROOM 9'3 x 5'1







BEDROOM FIVE 11'6 x 7'7



SHOWER ROOM 7'3 x 5'6









EXTERIOR

The property stands in surprisingly generous exceptional gardens with the addition of a wonderful orchard area.

With ample space to relax & entertain, the superb lawned gardens feature inspiring vistas with a glorious advantageous outlook being had from the master bedroom balcony across fields to the rear.

The gravelled driveway to the front of the property accessed via double opening gates leads to a spacious parking & turning area.

Oil storage tank.

The exterior is simply sublime & enables the perfect enjoyment of the idyllic location the delightful property is nestled in.



GAMES ROOM (POTENTIAL ANNEXE / LEISURE SUITE) 16'5 x 16'5

UTILITY ROOM 8'6 x 6'2

SHOWER ROOM 6'4 x 3'10







EPC RATING: D

COUNCIL TAX BAND: G

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).
Oil fired central heating. Private drainage (septic tank).
NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.



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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.

















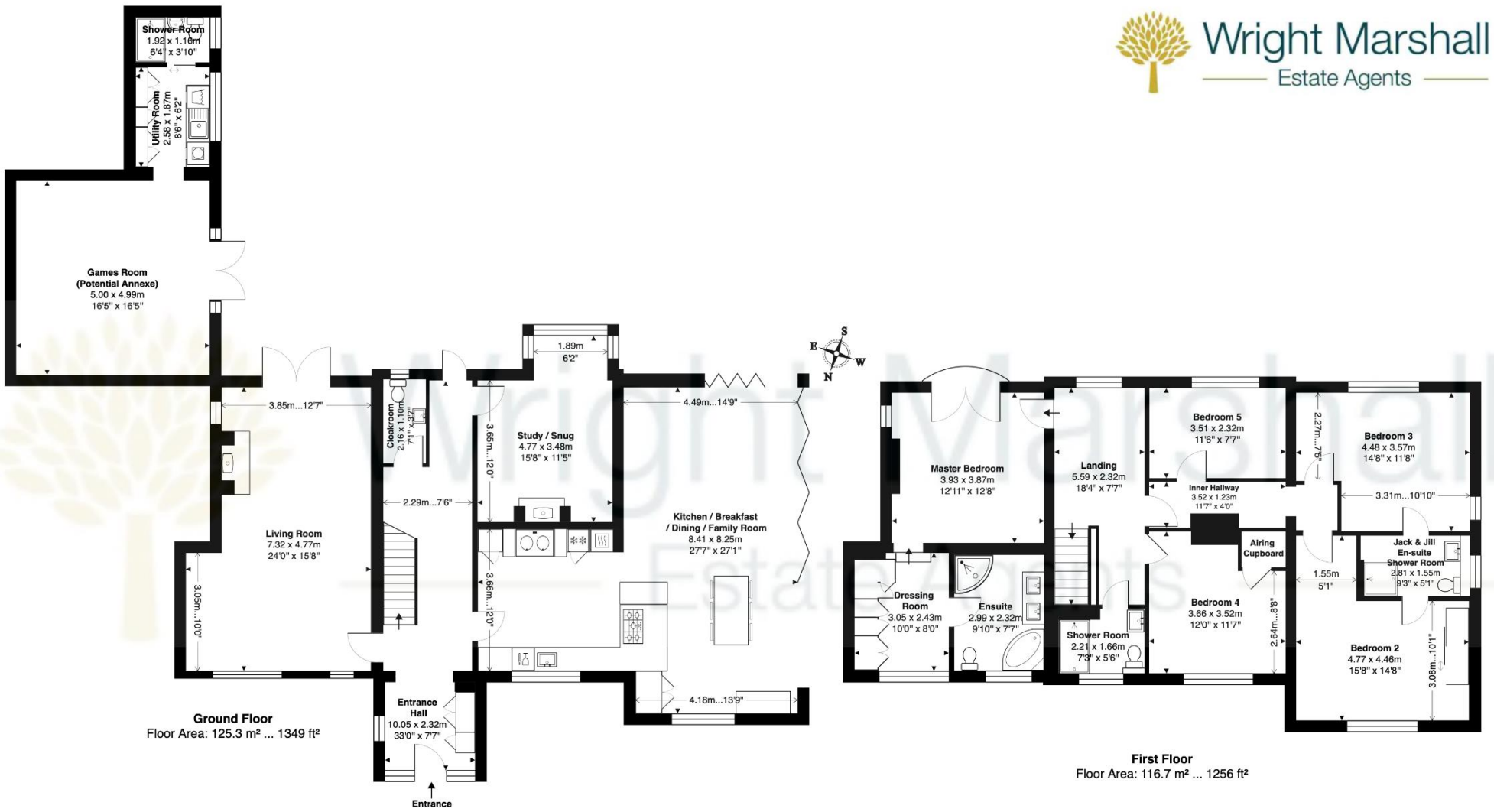








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Ground Floor
Floor Area: 125.3 m² ... 1349 ft²

First Floor
Floor Area: 116.7 m² ... 1256 ft²

MILL HOUSE, MONKS LANE, AUDLEM, CREWE, CHESHIRE, CW3 0HR

Approximate Gross Internal Area: 275.1 m² ... 2961 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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