



## 20 Station Road

Aston Juxta Mondrum, Nantwich, CW5 6DW

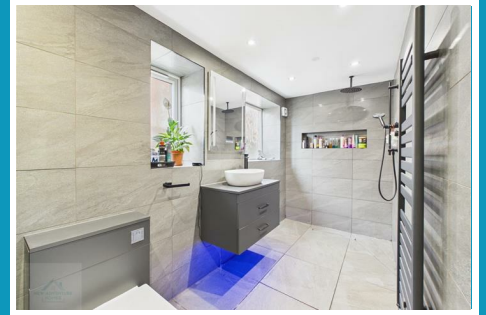
Offers in excess of £395,000



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## Summary

Introducing a property that is a hidden gem in Aston Juxta Mondrum! Originally built in 1870 as a chapel, this remarkable property was transformed into a stunning residence in 1969. Brimming with character, it has been lovingly improved by both the current and previous owners, ensuring an exceptional standard of living.

As you explore the ground floor, the open plan family living space is perfect for quality moments together, while a separate lounge, featuring a multi-fuel burner, provides a cosy retreat on chilly evenings. You'll discover a shower room complete with built-in Bluetooth speakers in the ceiling and remote-controlled mood lighting, enveloping you in a luxurious ambiance. The highlight of the property is undoubtedly the large conservatory situated at the rear, offering panoramic views of the open fields that stretch behind the property.

With four double bedrooms and a single, you'll find spacious and comfortable accommodations for all. The beautiful family bathroom is an oasis of relaxation, providing the perfect setting for indulgent soakings and peaceful pampering sessions.

External features of this spectacular property include a driveway capable of accommodating several vehicles, ensuring parking convenience for you and your guests. Imagine waking up to breathtaking views across the open fields at the rear, each morning greeting you with tranquillity and serenity.

## Aston Juxta Mondrum

Situated in Aston Juxta Mondrum, a quaint village nestled within Cheshire East, this location perfectly combines tranquillity with convenience. You'll find yourself only 3.5 miles south of Nantwich and 4.5 miles east of Crewe, making day-to-day commuting a breeze. The nearby M6 grants you effortless access to the wider region, putting everything within reach.

For those who love the great outdoors, Aston Juxta Mondrum offers a plethora of outdoor activities and stunning hiking trails to explore. Immerse yourself in nature, filling your lungs with the crisp country air and allowing yourself to embrace the serenity that surrounds you.

For those who appreciate the finer things in life, this village offers an array of attractions and amenities that cater to every taste. Indulge in the delightful delicacies of J Hulse Bakery, where mouthwatering pies leave patrons coming from near and far. Just moments away, the Royal Oak Pub invites you to savor delectable cuisine accompanied by a warm and cozy atmosphere.

Reasheath College, a renowned institution known for its commitment to excellence in education, is also nearby, ensuring a wealth of educational opportunities for families. St Oswald's School, being an outstanding educational establishment, adds to the allure of this address, guaranteeing an exceptional education for your children.

Moreover, those seeking relaxation and rejuvenation will be pleased to find the esteemed Rookery Hall Spa in close proximity, ready to cater to your well-being needs with its exceptional range of treatments and facilities.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. 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. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Porch

3'0" x 5'0" (0.92 x 1.53)

### Living Room

11'8" x 17'1" (3.58 x 5.22)

Step into the inviting living room where natural light cascades through the dual aspect double glazed windows, ensuring a bright and cheerful ambiance throughout the day. Envision cosy evenings, unwinding in front of the crackling warmth emitted by the enchanting multi fuel burner, nestled within an exquisite brick surround.

### Open Plan Kitchen / Dining

15'1" x 12'3" (4.60 x 3.75)

Beautifully designed kitchen adorned with a plethora of enticing features. Double glazed windows to the side aspect allow natural light to infuse the space and provide a captivating view of the surroundings. The rear door grants easy access to the outdoors, adding a touch of convenience to your daily routines. American fridge freezer and Electric Rangemaster can also be negotiated. Internal access into the garage.

### Family Room

13'1" x 20'7" (4.01 x 6.29)

Abundance of natural light filtering through the double glazed windows and two double glazed patio doors leading to the delightful conservatory. The thoughtful design allows for effortless flow, creating a harmonious space for relaxation and entertainment.

### Conservatory

10'2" x 12'3" (3.10 x 3.75)

Conservatory with double glazed French doors and windows. This light-filled space seamlessly combines with the garden, creating a perfect harmony between outdoors and indoors. Feel the smoothness under your feet as you walk on the tastefully tiled flooring, reflecting a seamless blend of style and functionality.

### Shower Room

6'3" x 11'11" (1.92 x 3.64)

Sleek and modern shower room. Illuminated by the natural light streaming in through two double glazed windows, the space boasts a flawless blend of tiled flooring and walls, exuding a sense of utmost sophistication. Enhancing your comfort, a vertical heated towel rail, Bluetooth speakers and undercounter mood lighting allowing ultimate relaxation underneath the rainfall shower.

## First Floor

### Landing

6'2" x 20'0" (1.89 x 6.11)

Tel: 07778 908724

### Bedroom One

10'8" x 15'3" (3.27 x 4.66)

Generous double bedroom complete with a double glazed window gracing the front elevation allowing ample natural light and with double panelled radiator, offering the perfect temperature control. Rest easy knowing your belongings are neatly organised within the range of fitted wardrobes adorning one wall.

### Bedroom Two

8'6" x 13'6" (2.60 x 4.14)

Bathed in natural light from two skylights gracing the side aspect. The room boasts a tranquil ambience, perfect for working from home.

### Bedroom Three

12'5" x 10'3" (3.80 x 3.14)

This double bedroom embraces natural light, courtesy of the double glazed window, providing picturesque views of the open fields beyond. Imagine waking up to such serene surroundings, enhancing your daily routines. Additionally, a skylight positioned on the side aspect bathes the room in even more lovely sunlight, creating a warm and inviting ambience that truly uplifts.

### Bedroom Four

12'6" x 10'1" (3.83 x 3.09)

Double bedroom that boasts scenic views of open fields through a double glazed window. Additionally, a skylight on the side aspect that floods the room with natural light, creating an airy and inviting ambience. For year-round comfort, a radiator ensures an ideal temperature, whatever the weather.

### Bedroom Five

5'5" x 17'3" (1.66 x 5.28)

Accompanied by two skylights adorning the side aspect, exuding a bright and airy ambience. Additionally, a cozy radiator ensures warmth during chilly winter evenings. Perfect for a home office.

### Family Bathroom

13'5" x 5'4" (4.09 x 1.63)

An abundance of natural light floods the space through a charming skylight, amplifying a refreshing ambience. Complete with modern amenities, this delightful sanctuary offers a low level WC, a convenient hand wash sink with storage units, and an inviting corner bath. Enhanced by tastefully tiled walls, this haven of relaxation ensures serene moments are aplenty.

### Externally

### Driveway Parking

Driveway parking at the front of the property for several vehicles.

### Garage

8'7" x 22'5" (2.64 x 6.84)

Spacious garage with a secure electric up and over door. Whether accessing the garage from the front of the property or through an internal door under the stairs, convenience is paramount. The generous space provides ample room for not only your vehicles but also additional appliances such as a washing machine, dryer, and even a fridge freezer. Furthermore, this versatile area conveniently houses the central heating boiler and consumer unit for the property, ensuring warmth and comfort throughout.

### Rear Garden

Exquisite rear garden, beautifully landscaped to mesmerise even the most discerning home-seekers. Nestled tranquilly, this gorgeous haven offers a delightful paved patio area adjoined by an expansive lawn and beautifully constructed raised vegetable plots. Unravel the allure of this idyllic retreat as you feast your eyes on the breathtaking panoramic vistas of open fields that stretch beyond the low fence at the rear.

### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Rating D.

### Possession

Vacant possession upon completion.

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

### Property to Sell or Let?

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## Road Map



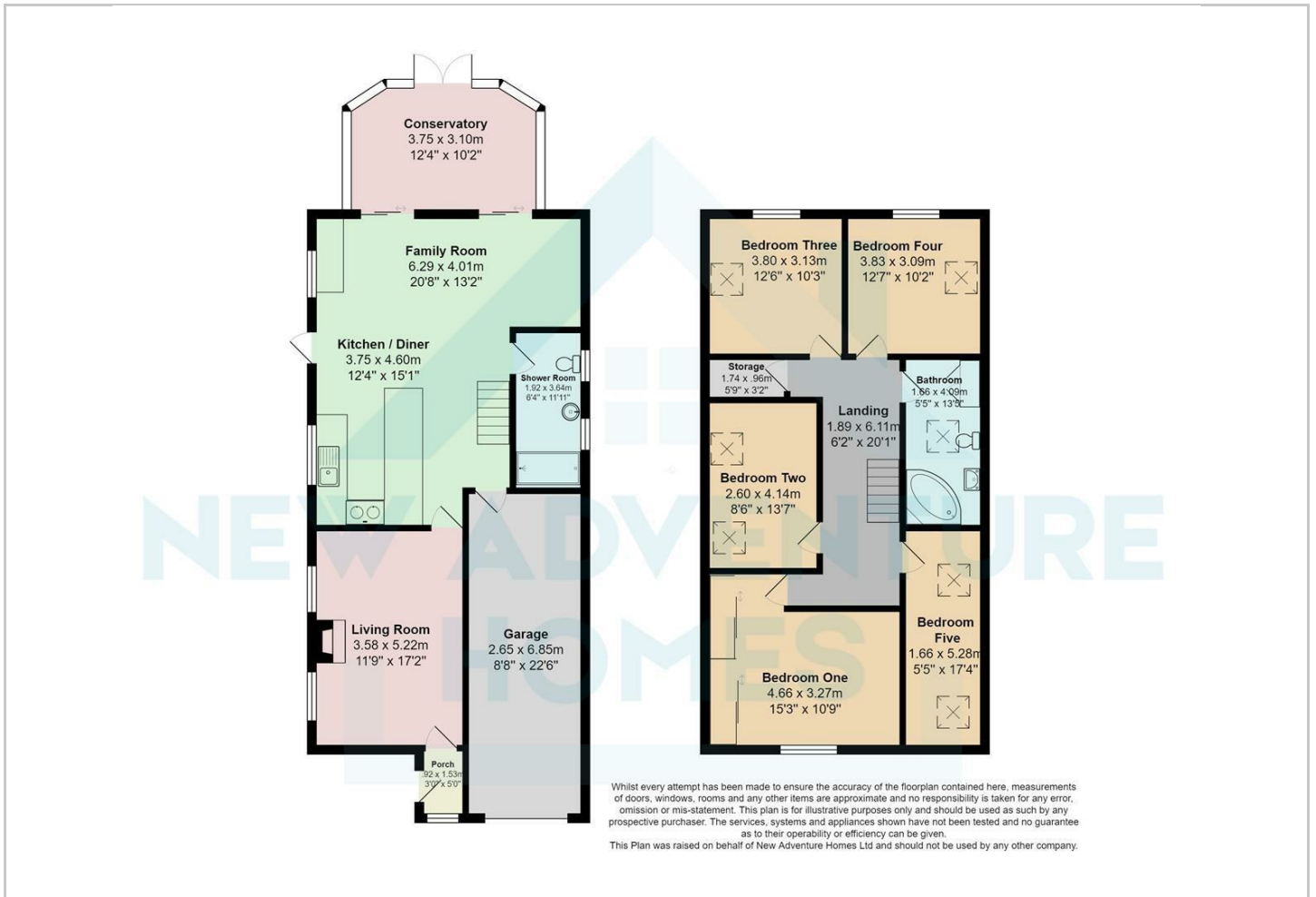
## Hybrid Map



## Terrain Map



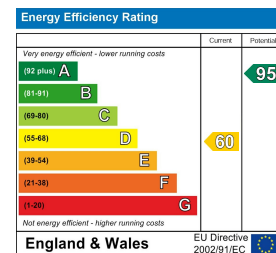
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.