



“Balvenie”, Audlem Road, Woore CW3 9RJ

CHESHIRE
LAMONT

An architecturally designed bespoke home standing in a delightful elevated position within a generous plot enjoying far reaching views over Cheshire countryside to the front and providing versatile accommodation throughout with beautiful gardens to the front, side and rear, driveway providing excellent parking facilities and garaging. Viewing recommended.

- An architecturally designed bespoke home standing in an elevated position
- Within a generous plot with gardens to front, side and rear, garage and driveway
- Providing versatile accommodation over two floors
- Well presented throughout
- Situated within the highly regarded village of Woore
- Porch, hallway, lounge, fully equipped kitchen with integrated appliances
- Delightful garden room
- Master bedroom with en-suite bathroom, two further bedrooms and shower room
- Ground floor utility room, boot room/rear porch, WC, garage with workshop area and store room
- Viewing recommended

Agents Remarks

Woore benefits from a shop/post office and is nearby to the renowned Dorothy Clive Gardens and Bridgemere Garden World. The location is well suited to a commuter with roads providing easy access to the Potteries, the Midlands and the North West. The property is situated close to Audlem which is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

Steps ascend to a uPVC double glazed door with glazed panel allowing access to:

Entrance Porch

With an alarm panel and a glazed door with glazed side panel leads to;



Entrance Hall

With radiator and a door leads to;

Bedroom Two/Dining Room 13' 0" x 10' 1" (3.97m x 3.08m)

With a uPVC double glazed bow window to front elevation, uPVC double glazed window to side elevation, radiator and two wall light points.

Lounge 17' 11" x 14' 5" (5.45m x 4.39m)

A spacious reception room with uPVC double glazed windows to front and side elevations enjoying views over far reaching Cheshire countryside and the Wrekin Hills beyond, four wall light points, exposed brick fireplace with mantel over incorporating gas fire, coved ceiling, television point, radiator and sliding doors lead to:

Garden Room 13' 11" x 11' 6" (4.25m x 3.51m)

A delightful room with superb views over Cheshire countryside to the front and patio to one side with an exposed brick base, uPVC double glazed to three sides, uPVC double glazed door to front elevation, radiator and uPVC double glazed window to Bedroom Three.

Dining Kitchen 15' 8" x 11' 1" (4.77m x 3.38m)

Comprehensively equipped with range of base and wall mounted units, built-in wine rack, wood effect working surfaces, single drainer sink with mixer tap, uPVC double glazed window to side elevation, tiled splashbacks, under counter lighting, Baumatic four ring gas hob with extractor and light above, integrated dishwasher, integrated fridge and freezer, built-in Bosch oven built-in Baumatic microwave, space for table and chairs, stairs descending to basement and two uPVC double glazed windows to rear elevation (NB Stannah stair lift can remain or can be removed).

Shower Room

With shower enclosure incorporating wall mounted Mira shower, tiled walls, WC, vanity wash basin with cupboard beneath, uPVC double glazed window to rear elevation, access to loft, radiator and airing cupboard incorporating hot water cylinder with slatted shelving above suitable for linen store.

Inner Hall

With a door to:

Master Bedroom 20' 7" x 10' 5" (6.27m x 3.18m)

With uPVC double glazed windows to side and rear elevations, superb range of wardrobes, radiator and a door leads to:

En-Suite Bathroom

With panelled bath incorporating a wall mounted Mira shower over, shower screen, pedestal wash basin, WC, radiator, uPVC double glazed window to side elevation and extractor fan.



Bedroom Three 11' 9" x 10' 0" (3.58m x 3.05m)

Presently used as study, with full width office furniture incorporating shelving and drawers and display cabinet with pull-out bed, uPVC double glazed window to front elevation overlooking Garden Room and radiator.

From the Kitchen stairs descend to:

Utility Room 11' 9" x 10' 0" (3.58m x 3.05m)

With a range of base and wall mounted units, stainless steel sink unit, part tiled walls, plumbing for washing machine, door to Boot Room/Rear Porch, WC and garage, tiled floor, further appliance space, uPVC double glazed window and Ideal Mexico boiler.

WC

With wash basin, WC, appliance space, uPVC double glazed window to rear elevation and radiator.

Garage 21' 9" x 15' 0" max (6.62m x 4.57m max)

With a remote controlled electrically operated roller door to front, double glazed window to side, three strip lights, sockets, workshop area and a door leads to:

Storage Room

With strip lighting and shelving.

Externally

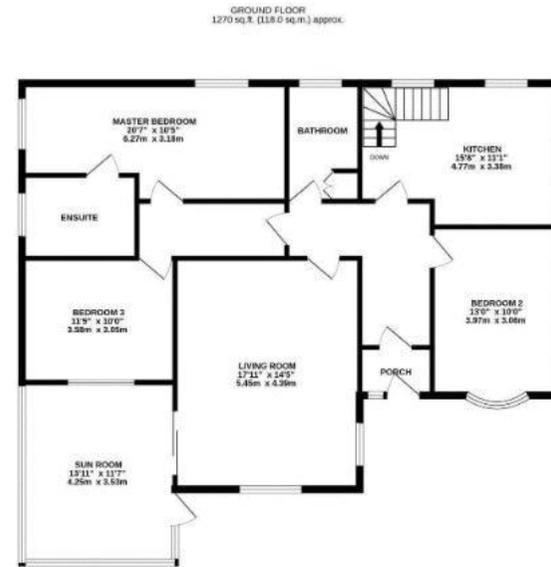
Balvenie stands in a large elevated position with a sweeping driveway to side providing excellent parking facilities and leads to a garage. The gardens are well maintained with lawns to all sides of the property. To both the front and rear are established flower beds with a profusion of shrubs and mature borders. Steps lead to the entrance with a feature period lamp post and handrail.

Tenure

Freehold.

Services

Liquid gas, mains water and electricity, full alarm system (not tested by Cheshire Lamont).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	49 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1840 sq.ft. (171.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions 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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