



Whiteholme, 11a, Heathfield Road, Audlem, CW3 0HH

Guide Price **£810,000**



in association with



Whiteholme, 11a, Heathfield Road

Audlem, Crewe

AN EXCEPTIONAL, ONE OFF, 1950'S DETACHED HOUSE WITH A TERRIFIC SOUTH WEST FACING REAR GARDEN, IN A LOVELY ESTABLISHED, SLIGHTLY ELEVATED, SETTING 300 YARDS FROM AUDLEM VILLAGE CENTRE

DESCRIPTION

Whiteholme was built in the 1930's of brick with rendered and part tiled elevations under a tiled roof. It stands well back from the road, approached over a block paved drive leading to a car parking area.

Set in a plot of 0.30 of an acre, this exceptional family home offers a layout, specification and garden setting that is perfectly aligned with modern day living requirements. The house itself has been radically, yet tastefully, transformed by the current owners in recent years and has the benefit of a large wrap around extension. The real highlight of the interior is the open plan kitchen/family/breakfast room with folding doors to the dining room. This area is so light and elegant and represents the very best in modern day design and finish.

Externally the mature and private garden features a flagged terrace, deck with electrically operated awning, pergola with hot tub, an additional garden area with an open fronted summer house, garden room/gym and kitchen garden.



Whiteholme, 11a, Heathfield Road

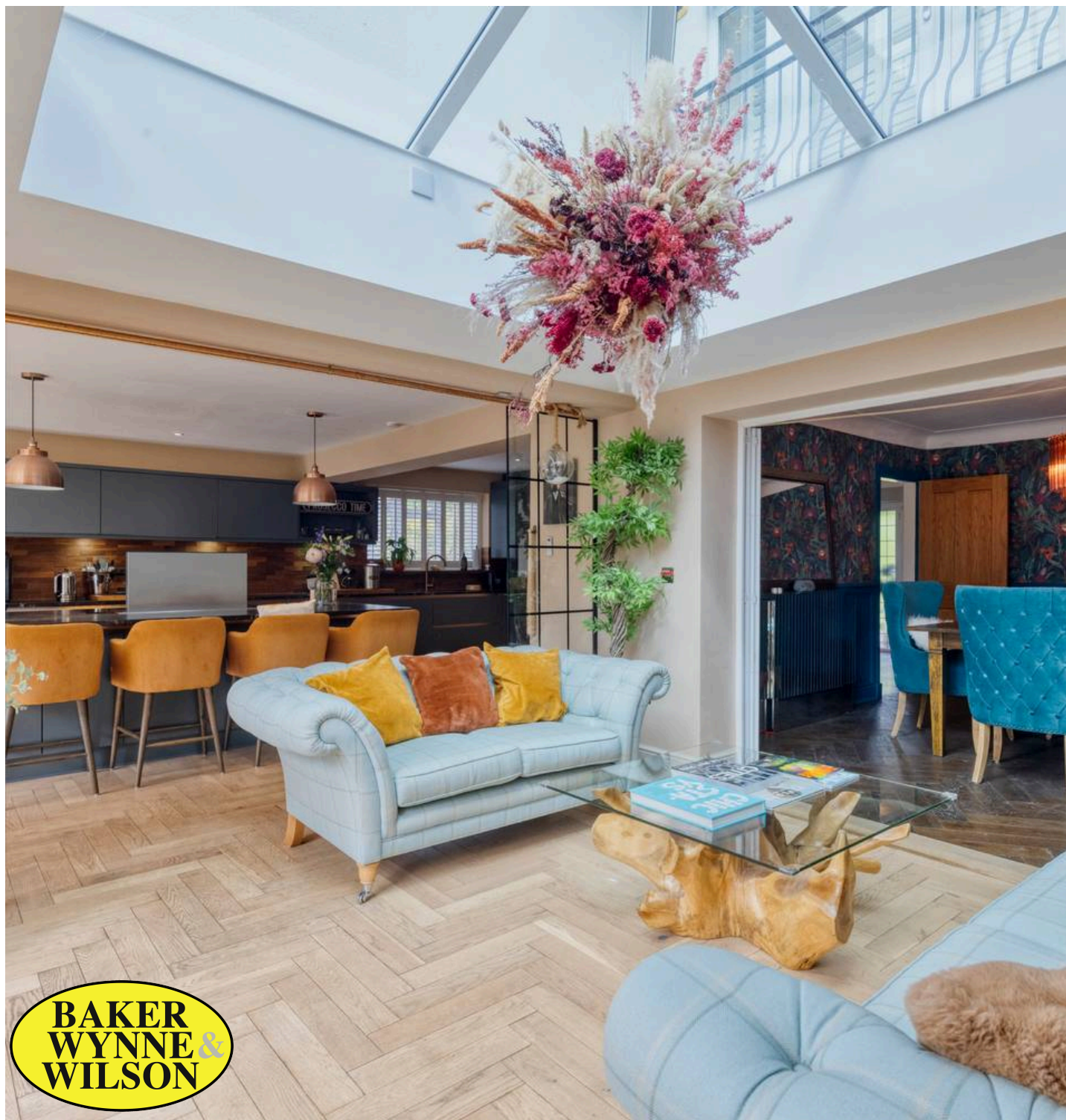
Audlem, Crewe

LOCATION & AMENITIES

Whiteholme occupies a great, slightly elevated position, 300 yards from Audlem village centre. Audlem was mentioned in the Domesday book as Aldelyme, and Edward 1 granted a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93 feet from the Cheshire plain to the Shropshire plain. The River Weaver passes West of the village. The sought after, award winning, village of Audlem caters for daily needs with local co-operative store, newsagents, dry cleaners, butchers, flower shop, two restaurants, café, three public houses and a medical centre. Nantwich (7 miles) offers a more comprehensive range of services with High Street Retailers, banks, restaurants, leisure facilities and supermarkets. Crewe station (11 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 11 miles. Manchester Airport is 40 miles. There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 hole golf courses at nearby Whitchurch.

DIRECTIONS

From Nantwich proceed along Wellington Road (this becomes Audlem Road) for about 3.5 miles into Audlem, with a church on your left, turn left, proceed for 150 yards, turn left, before the bridge, continue for 100 yards, turn left onto Heathfield Road and the property is located almost immediately on the left hand side.



SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Family/Breakfast Room, Inner Hallway, Staircase to Office, Part Galleried Landing, Master Bedroom with Ensuite Bathroom, Three Further Bedrooms, Shower Room, Integral Garage with Utility Area, Propane Gas Central Heating, uPVC Double Glazed Windows, Car Parking Space, Gardens.

ENTRANCE PORCH

RECEPTION HALL

Parquet wood block floor, uPVC entrance door, dado rail, ceiling cornices.

CLOAKROOM

6' 8" x 5' 4" (2.03m x 1.63m)

White suite comprising low flush W/C and vanity unit with inset hand basin, two double glazed windows.

SITTING ROOM

14' 4" x 11' 10" (4.37m x 3.61m)

Marble hearth with raised wood burning stove, fitted shelving and drawers, parquet wood block floor, two double glazed windows with shutters, ceiling cornices.

DINING ROOM

12' 6" x 11' 11" (3.81m x 3.63m)

Open fireplace with Carron wood burning stove, panelled walls to dado, double glazed window with shutters, ceiling cornices, folding doors to kitchen/family/dining room.

KITCHEN/FAMILY/DINING ROOM

28' 4" x 15' 9" (8.64m x 4.80m)

A superb range of kitchen furniture comprising floor standing cupboard and drawer units with granite worktops, wall cupboards, island unit/breakfast bar with granite worktop, one and half bowl sink unit, wall cupboards, tall floor standing cupboard inset for American style refrigerator, two integrated ovens, integrated microwave, induction hob with extractor, pine block floor, inset ceiling lighting, air conditioning, two sets of bi-folding doors to rear, double glazed roof lantern.



INNER HALLWAY

Door to garage. Staircase to office.

OFFICE

Vaulted ceiling, three double glazed roof lights, double glazed window, inset ceiling lighting.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Access to loft, dado rail, double glazed window with shutters and seat below.

MASTER BEDROOM

18' 2" x 15' 8" (5.54m x 4.78m)

Sliding double glazed windows overlooking rear garden.

ENSUITE BATHROOM

11' 8" x 7' 1" (3.56m x 2.16m)

Two handbasins by Imperial Bathrooms, Duravit bath with Bristan mixer shower, low flush W/C, lit mirror fitting, part tiled walls.

BEDROOM NO. 2

14' 4" x 12' 0" (4.37m x 3.66m)

Three fitted double wardrobes, double glazed window with shutters, inset fireplace with marble hearth, ceiling cornices, two pendant lights.

BEDROOM NO. 3

12' 6" x 11' 11" (3.81m x 3.63m)

Two double glazed picture windows and double glazed French windows with shutters to Juliet balcony, ceiling cornices, two pendant lights.

BEDROOM NO. 4

12' 0" x 8' 11" (3.66m x 2.72m)

Built in wardrobes, double glazed window with shutters.

SHOWER ROOM

11' 9" x 3' 3" (3.58m x 0.99m)

Walk in Travertine tiled shower cubicle with rain head and hand held shower, Travertine tiled walls, low flush W/C, vanity unit, porcelain hand basin, two double glazed windows.



OUTSIDE

Integral GARAGE 17'4" maximum, 9'1" minimum x 17'8" electrically operated rollover door, power and light. Utility area with stainless steel one and half bowl sink unit, cupboard under, plumbing for washing machine. Block paved car parking and turning area. Exterior lighting. Outside tap. Timber clad Garden Room/Gym. Open Fronted Summer House. Deck with electrically operated awning. Pergola with hot tub.

GARDENS

The gardens are lawned with bark, chip, flower borders, shrubs, specimen trees and fir tree. A gate leads to a further area of garden with conifers, fruit trees and a kitchen garden. The whole enjoys a South Westerly aspect.

SERVICES

Mains water, electricity and drainage.

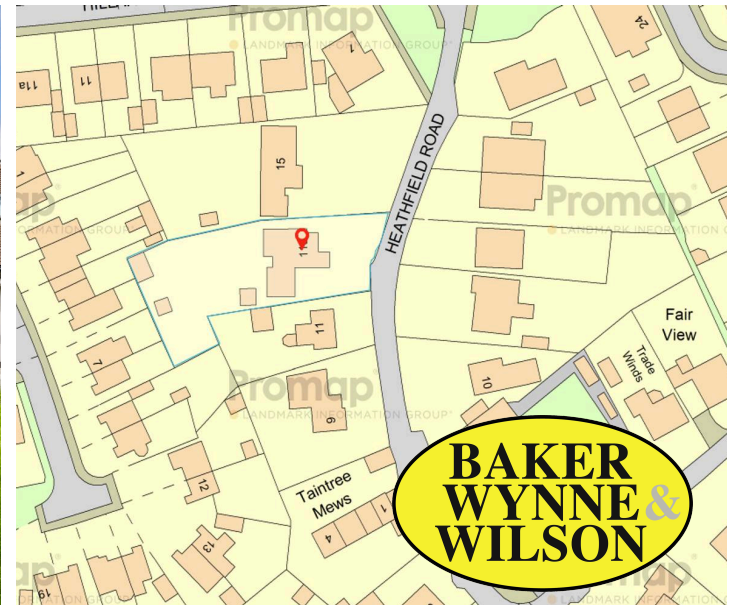
TENURE

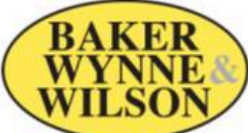
Freehold.

VIEWINGS

By appointment with Baker, Wynne & Wilson.







11A HEATHFIELD ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0HH

Approximate Gross Internal Area: 258.5 m² ... 2783 ft² Includes Garage / Utility & Gym

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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