



'THE VILLA' | NANTWICH ROAD | WRENBURY | CHESHIRE | CW5 8EW | OIRO £725,000



Steeped in history and believed to date from circa 1630, this remarkable four-bedroom attached village house presents a rare opportunity to acquire a home of genuine character, scale and flexibility.

Behind its attractive period façade lies a thoughtfully arranged family home in which traditional features and everyday practicality sit comfortably together.

The accommodation is anchored by a superb living room, where the fireplace, stove and substantial timber beam create an immediately inviting focal point. A separate dining hall provides an elegant place to entertain, while the spacious kitchen/breakfast room is supported by a pantry, utility room & WC, and rear hallway – an excellent arrangement for modern family life.

Upstairs, a galleried landing leads to four well-proportioned bedrooms, including a principal bedroom with an adjoining home office/dressing room (which could be a potential ensuite if required).

A family bathroom and useful storage complete the first-floor layout.

The integral garage and additional gym / home office further enhance the home's versatility, with scope to suit a wide range of lifestyle requirements.

Outside, the private driveway leads to the garage, while the established rear garden is a particularly appealing feature. Its long lawn, mature boundaries and attractive patio provide plentiful space for children to play, summer entertaining and quiet enjoyment of the village surroundings.

A highly individual period residence offering exceptional family accommodation, striking character and a wonderful balance of indoor and outdoor living.

VIEWING IMPERATIVE





DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time proceed into the village passing the pretty village primary school & village shop. Just before the village green the property will be observed on the right hand side.

LOCATION - WRENBURY

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities which are just a short stroll away including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.





NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

KEY FEATURES

Historic village character — An outstanding attached period house with origins believed to date from circa 1630.

Four-bedroom family accommodation — Flexible first-floor layout with a principal bedroom, three further bedrooms and a home office/dressing room.

Characterful reception spaces — Inviting living room with a traditional fireplace, timber beam and stove, together with a separate dining hall.

Kitchen and practical ancillary rooms — Generous kitchen/breakfast room with utility room, pantry, rear hallway and side entrance.

Exceptional versatility — Integral garage and separate gym, offering excellent storage and adaptable space for a range of needs.

Established gardens and outdoor entertaining — Long lawned garden with mature boundaries and an attractive paved patio area.







OVERVIEW

Occupying an exceptional position within the heart of the glorious village of Wrenbury, the exceptional period 'landmark' home exudes character, charm & is extremely inviting.

The beautiful spacious principal reception rooms enable flexible living whilst a double sided wood burning stove offers a fantastic & distinctive feature.

The versatile configuration also includes a roomy kitchen diner with pretty stable door, pantry & office / gym which benefits from its own entrance door – this offers ample scope for home / business working if required.

For those seeking the ultimate outdoor lifestyle, the glorious property boasts a spectacular large rear garden – which is a real surprise! The outdoor space is a sublime haven in which to relax, entertain and further cultivate if you so wish to. Being ideal for families, pet owners or active horticulturists, there is something for everyone.

Combining substantial accommodation, a super surrounding village community and an outstanding garden, this is a rare opportunity to acquire a prestigious semi rural village residence offering an unrivalled lifestyle, all within a short drive of the highly regarded market town of Nantwich.





THE ACCOMMODATION:-
With approximate dimensions, comprises;

DINING HALL – RECEPTION ROOM (15'0 x 14'11)





LIVING ROOM (14'11 x 13'10)





REAR HALLWAY WITH STAIRS RISING TO THE FIRST FLOOR
(10'11 x 9'10)





SIDE ENTRANCE (6'10 x 4'2)

UTILITY & CLOAKS WC (7'5 x 6'0)

GYM / HOME OFFICE / SNUG (10'1 x 9'4)





KITCHEN BREAKFAST ROOM (20'11 x 9'9)





PANTRY (8'7 x 4'4)





GALLERIED FIRST FLOOR LANDING (11'2 x 10'1)





BEDROOM ONE (15'1 x 12'8)





DRESSING ROOM (POTENTIAL ENSUITE ROOM) (14'9 x 10'9)



BEDROOM TWO (12'7 x 10'3)

INNER LANDING (12'7 x 4'8)





BEDROOM THREE (13'4 x 8'11)

BEDROOM FOUR (12'5 x 8'9)



FAMILY BATHROOM (11'10 x 9'11)





INTEGRAL GARAGE (14'10 x 12'6)

EXTERIOR

The property is complemented by gardens of exceptional scale and maturity. To the front, an extensive lawned garden creates a wonderful approach, framed by attractive brick walls and hedging. The generous expanse of lawn offers excellent space for family enjoyment, while the mature planting gives the garden a particularly established feel. To the rear, the gardens have been thoughtfully landscaped to create a series of inviting areas for relaxation and entertaining. Broad paved terraces extend around the property, providing ample space for outdoor dining and seating, while raised brick-edged borders, colourful rose beds, ornamental shrubs and specimen trees bring structure and seasonal interest throughout the year. A charming timber garden building with covered seating creates an additional sheltered spot from which to enjoy the surroundings, while the lawn, patio areas and mature boundaries combine to form a private and beautifully established outdoor environment. Altogether, the gardens offer a superb balance of open lawn, landscaped planting and versatile entertaining space.

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Oli fired central heating.

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

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ALL MEASUREMENTS

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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.







