



316 Crewe Road, Willaston CW5 6NN

CHESHIRE  
LAMONT



A magnificent Edwardian double bay fronted residence of exceptional proportions, combining original period character and features with stunning contemporary design and extensions. Standing in a prominent position within extensive private gated gardens affording supreme accommodation of the highest standard of outstanding appeal with adjoining detached double garage incorporating ancillary accommodation above. Viewing highly recommended.

- A superb and exceptionally extended detached Edwardian double bay fronted period residence
- Providing outstanding accommodation to 3635 sqft incorporating lovely original period features
- Blending stunning period features with impeccably appointed contemporary space
- Standing in private gated gardens with detached garage with ancillary accommodation over
- Galleried reception hall with glorious staircase and Parquet floor and four significant reception rooms
- Impeccably appointed open plan family dining kitchen with handmade kitchen and hidden utility/laundry room
- Master bedroom with dressing room and en-suite, bedroom two and three with en-suites, fourth bedroom and family bathroom
- Bedroom five with en-suite to second floor and large eaves storage facilities
- Delightful south facing gardens incorporating extensive porcelain tiled terrace, large gated driveway and substantial parking
- In a fine prominent position nearby to historic Nantwich

#### Agents Remarks

This magnificent house has been comprehensively enhanced and improved in recent years whilst retaining all of its original character and features. The property sympathetically blends contemporary modern extensions with exceptional additional living space to provide a sensational family home. We highly recommend an internal viewing.



### Property Details

An impressive, rebated entrance with brick stone topped pillars and remote controlled electrically operated gates allow access over a cobble edged driveway approach and leads through attractive front gardens to a large wide drive that continues to a detached two storey garage. A handsome period door stands within a pitched enclosed porch and leads to:

#### Enclosed Reception Porch

With leaded and stained windows to side elevations, quarry tiled floor and a leaded and stained glass period panelled door allows access to:

#### Galleried Reception Hall 14' 0" x 13' 6" (4.26m x 4.12m)

A stunning entrance to the property with an exposed oak barley twist hand-railed staircase ascending to first floor, herringbone wood block flooring, high coved ceiling and a door leads to:

#### Living Room 17' 1" x 14' 4" (5.20m x 4.37m)

Beautifully appointed with a double glazed bay window to front elevation, herringbone wood block flooring, attractive fireplace with recessed grate upon hearth, coved ceiling and double glazed window to side elevation.

From the Reception Hall a door leads to:

#### Sitting Room 21' 0" x 18' 2" (6.41m x 5.54m)

A most impressive, spacious reception room with a double glazed bay window to front elevation, deco style fireplace surround incorporating a living flame gas fire inset within polished insert, Inglenook fireplace with leaded and stained glass windows to either side of chimney breast, herringbone wood block flooring, picture rail and coved ceiling and doors lead to:

#### Recreation/Family Room 21' 9" x 13' 11" (6.63m x 4.23m)

A stunning room suitable for a variety of purposes, currently used as a gym but great potential for a teenager suite or similar. With double glazed windows to side elevation, 3-panel bi-folding doors to rear elevation and attractive vinyl ornate wood block effect floor.

From the Reception Hall a door leads to:

#### Outstanding Contemporary Open Plan Living Family Dining Kitchen 28' 5" x 28' 4" (8.65m x 8.63m)

Luxuriously appointed with a stunning lantern glazed roof, tiled flooring and 3-panel bi-folding doors to stunning south facing enclosed gardens.



### Kitchen Area

Comprehensively appointed with a superb range of high quality handmade walnut units with contrasting coloured cupboards and drawers, display shelving, integrated wine cooler, built-in Siemens electric ovens, warming drawer and microwave, overhead wine rack, quartz topped dining counter incorporating Siemens halogen hob with extractor system above, twin underslung sinks with Quooker tap, plumbing for dishwasher, tiled floor and a pseudo cupboard door leads to a secret implement store which leads to:

### Utility/Laundry Room 10' 3" x 7' 3" (3.13m x 2.21m)

Impressively appointed with plumbing for washing machine, underslung sink with mixer tap, base and wall units, fridge, freezer, gas fired central heating boiler and a double glazed window.

From the Kitchen open access leads to:

### Dining/Family Area

With 3 panel bi-folding doors to rear gardens providing lovely aspects, tiled floor, roof light and large feature windows to Family Room.

From the Reception Hall a door leads to:

### Cloakroom

With WC, wall mounted wash basin and double glazed, tiled floor and double glazed window.

### First Floor Galleried Landing

A beautiful landing with a double glazed leaded and stained glass bay window incorporating window seat below and a door leads to:

### Master Bedroom 17' 6" x 14' 5" (5.33m x 4.39m)

A lovely room with a double glazed bay window to front elevation and a door leads to:

### En-Suite Dressing Room 10' 6" x 9' 1" (3.20m x 2.76m)

With provision for full height and width wardrobes and a door leads to:

### En-Suite Shower Room

With a large walk-in shower cubicle, WC, stone wash basin upon plinth and double glazed window.

### Bedroom Two 17' 2" x 13' 11" (5.23m x 4.24m)

Impeccably appointed with a double glazed bay window to front elevation, full width fitted wardrobes incorporating central dressing table and a door leads to:



**En-Suite Shower Room 9' 3" x 4' 9" (2.83m x 1.45m)**

With a large walk-in shower cubicle, WC, vanity wash basin and double glazed window.

**Bedroom Three 26' 2" x 12' 4" (7.98m x 3.77m)**

With a uPVC double glazed window to rear elevation providing lovely aspects over the gardens and a door leads to:

**En-Suite Shower Room 9' 3" x 4' 9" (2.83m x 1.44m)**

With a large walk-in shower cubicle, WC, vanity wash basin and double glazed window.

**Family Bathroom 13' 4" x ' ' (4.06m x m)**

Beautifully appointed with a tiled panel bath incorporating central shower taps, WC, wet floor shower area with full height screen, vanity wash basin, tiled floor, high feature window to landing and two double glazed windows.

**Inner Landing**

With an oak and glazed staircase ascending to second floor and a door leads to:

**Bedroom Four 13' 11" x 10' 2" (4.23m x 3.09m)**

With a double glazed window to rear elevation.

**Second Floor Landing**

With access to eaves storage area and a door leads to:

**Second Floor Living Zone/Bedroom Five 13' 10" x 11' 4" (4.21m x 3.46m)**

With an eaves window to rear elevation, fitted wardrobes and a door leads to:

**En-Suite Shower Room 6' 0" x 6' 0" (1.84m x 1.84m)**

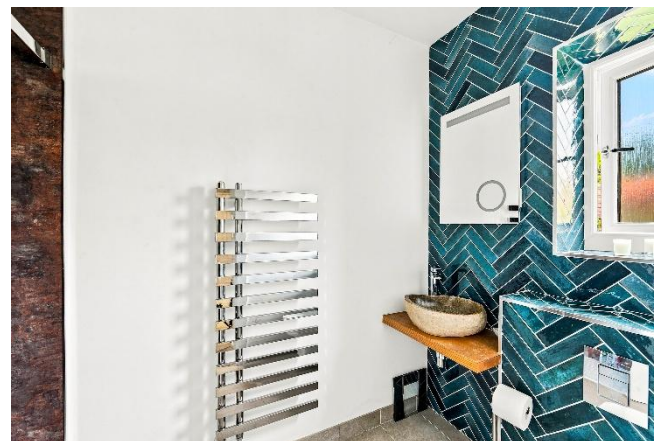
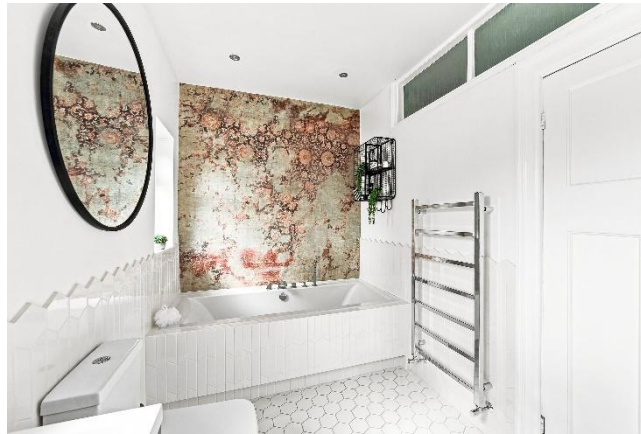
With a shower cubicle, WC, vanity wash basin and eaves storage cupboards.

**Externally**

The property stands in a fine position amongst superior character housing upon Crewe Road and is approached via remotely operated wrought iron gates. The private established south facing gardens extend to 0.41 of an acre overall and are bordered by significant hedging with a lovely extensive porcelain patio terrace.

**Detached Double Garage**

With twin remote controlled doors to front, light and power.

**First Floor Anex**

A staircase ascends to:

**Living Room with Kitchen Area 17' 11" x 13' 9" (5.45m x 4.18m)**

With a range of base units, built-in electric oven with hob, sink with mixer tap, window, two Velux windows, oak effect floor and a door leads to:

**Bedroom 13' 4" x 8' 1" (4.06m x 2.47m)**

With two windows, Velux window and a door leads to:

**En-Suite Shower Room 8' 1" x 4' 7" (2.46m x 1.39m)**

With a shower cubicle, WC, wash basin, Velux window and chrome towel radiator.

**Tenure**

Freehold.

**Services**

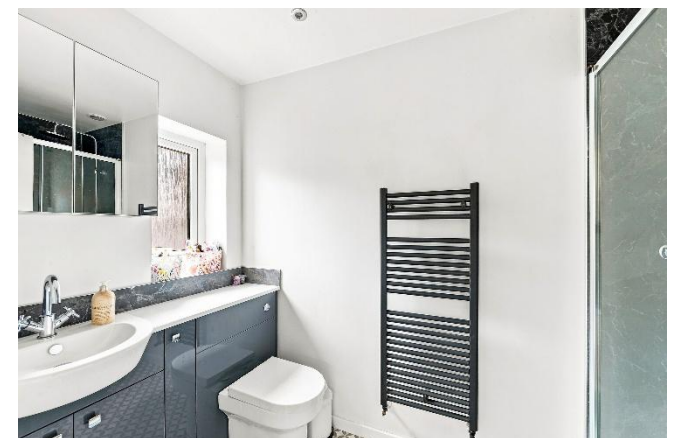
All main services are connected (not tested by Cheshire Lamont).

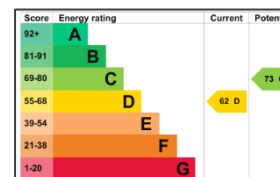
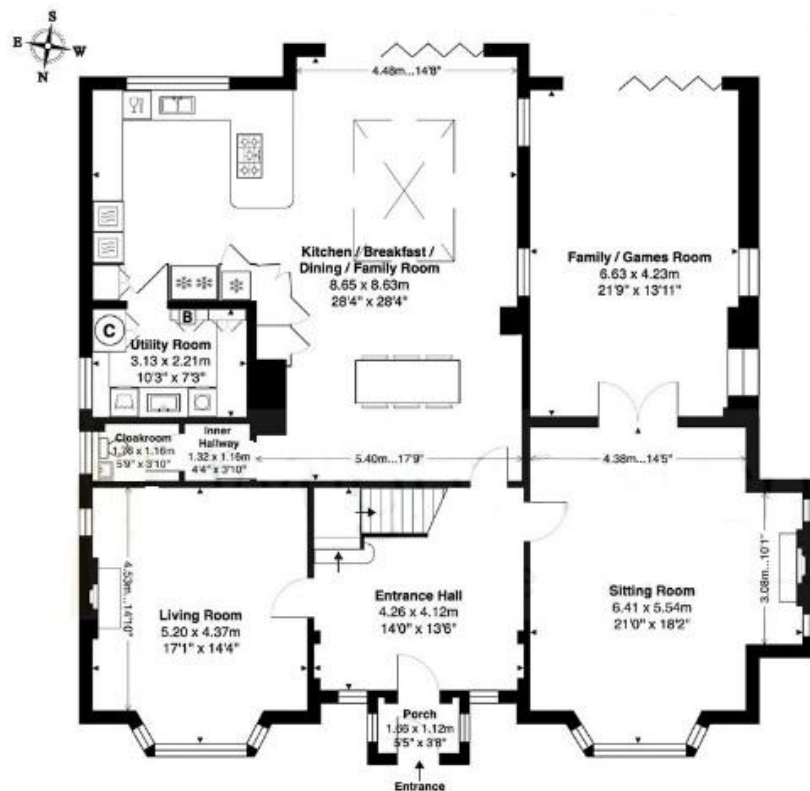
**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

Proceed from Nantwich along Crewe Road, straight over the Peacock roundabout towards Crewe where the property is located on the right hand side.







**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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