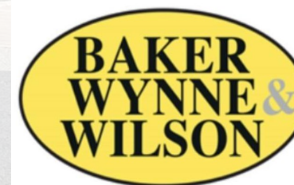




1 Cotton Close, Wrenbury, Nantwich, CW5 8FR

Guide Price £410,000



*In association with*





AN ATTRACTIVE, UPGRADED,  
DETACHED "COTTAGE STYLE  
HOUSE" IN A CUL DE SAC  
SETTING, ON THE MARBURY  
MEADOWS DEVELOPMENT, A 300  
YARD WALK FROM THE VILLAGE  
CENTRE

**SUMMARY**

Reception Hall, Cloakroom, Living  
Room, Kitchen/Breakfast Room,  
Landing, Master Bedroom with  
Ensuite Shower Room, Three Further  
Bedrooms, Bathroom, uPVC Double  
Glazed Windows, Air Source Central  
Heating, Attached Garage, Car  
Parking Space, A Lovely, Part Walled  
Garden enjoying an aspect towards  
Wrenbury Church.  
No Upward Chain.



**BAKER  
WYNNE &  
WILSON**





## DESCRIPTION

A very well appointed detached house in excellent condition, built in 2018 by Bovis Homes of brick under a tiled roof and approached over a tarmacadam drive and flagged path. This hugely appealing and visually attractive detached house has been recently invested in by the present owners. The house offers a light and stylish living space featuring a bespoke custom built kitchen/breakfast room, fitted in 2024.



## LOCATION & AMENITIES

The property is located on the Marbury Meadows development in the village of Wrenbury, amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The thriving village of Wrenbury was singled out by the Sunday Times as one of the best places to live in Cheshire. The village benefits from a wealth of local amenities including a shop/post office, a modern doctor's surgery and dispensary, a primary school and a railway station. Let's not forget Berries Café and also The Dusty Miller, a canal side traditional country pub and restaurant. Additionally, the Village Hall offers everything from Zumba to an active model railway club!

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 (90 minutes) 9 miles away.

## DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for 5 miles into Wrenbury Village, turn left into Weaver Brook Way, proceed for 150 yards, turn left into Cotton Close and the property is located immediately on the left hand side.

## ACCOMMODATION

With approximate measurements:

### ENTRANCE PORCH

### RECEPTION HALL

18'3" x 7'1"

Composite entrance door, tiled floor, radiator.

### CLOAKROOM

5'6" x 3'7"

Refitted in 2024. White suite comprising low flush W/C, vanity unit with hand basin, part tiled walls, tiled floor, mirror fitting.

[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





### **LIVING ROOM**

18'3" x 13'11"

An excellent range of bookshelves and cupboards, double glazed window, two double glazed picture windows, French windows to garden, radiator.

### **KITCHEN/BREAKFAST ROOM**

18'3" x 12'1"

Fitted in 2024. An excellent range of bespoke units comprising floor standing cupboards and drawers with Quartz worktops, inset stainless steel sink unit, carousel cupboards, bin store, wall cupboards, Belling Range style cooker with extractor hood above, Hotpoint washing machine, Samsung American style refrigerator, wine cooler, tiled floor, two double glazed windows, radiator.

### **STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Cylinder cupboard, access to loft, radiator.

### **MASTER BEDROOM**

12'11" x 12'5"

Built in triple wardrobe with sliding mirrored doors, radiator.

### **ENSUITE SHOWER ROOM**

6'9" x 5'1"

White suite comprising low flush W/C and hand basin, tiled shower cubicle with shower, bathroom cabinet with mirrored door, half tiled walls, tiled floor, radiator/towel rail.

### **BEDROOM NO. 2**

11'1" x 9'10"

Two double glazed windows, one with fine views towards Wrenbury Church, radiator.

### **BEDROOM NO. 3**

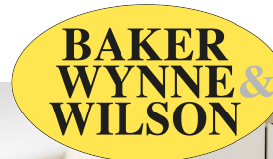
11'2" x 8'2"

Wood laminate floor, shelving, radiator.

### **BEDROOM NO. 4**

8'0" x 7'9"

Fitted triple wardrobe and shelving, desk with shelf above, radiator.





## BATHROOM

6'10" x 6'2"

White suite comprising panel bath with shower over, low flush W/C and hand basin, inset ceiling lighting, tiled floor, half tiled walls, radiator.

## OUTSIDE

Attached GARAGE, up and over door, power and light, inset ceiling lighting, floor standing cupboard and drawer units, shelving, wall cupboards and work bench.

Tarmacadam parking space for two cars in front of garage. Outside tap.

## GARDENS

The gardens extend to the front and both sides of the house. The principle, part walled, garden is lawned with borders, shrubs and a flagged patio. It extends to about 32 feet and enjoys an aspect towards Wrenbury Church.

## SERVICES

Mains water, electricity and drainage are connected to the property. Air Source central heating.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

## COUNCIL TAX

Band E.

## TENURE

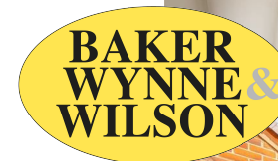
Freehold.

Management charge: £45 per month

## VIEWING

By appointment with Baker Wynne & Wilson

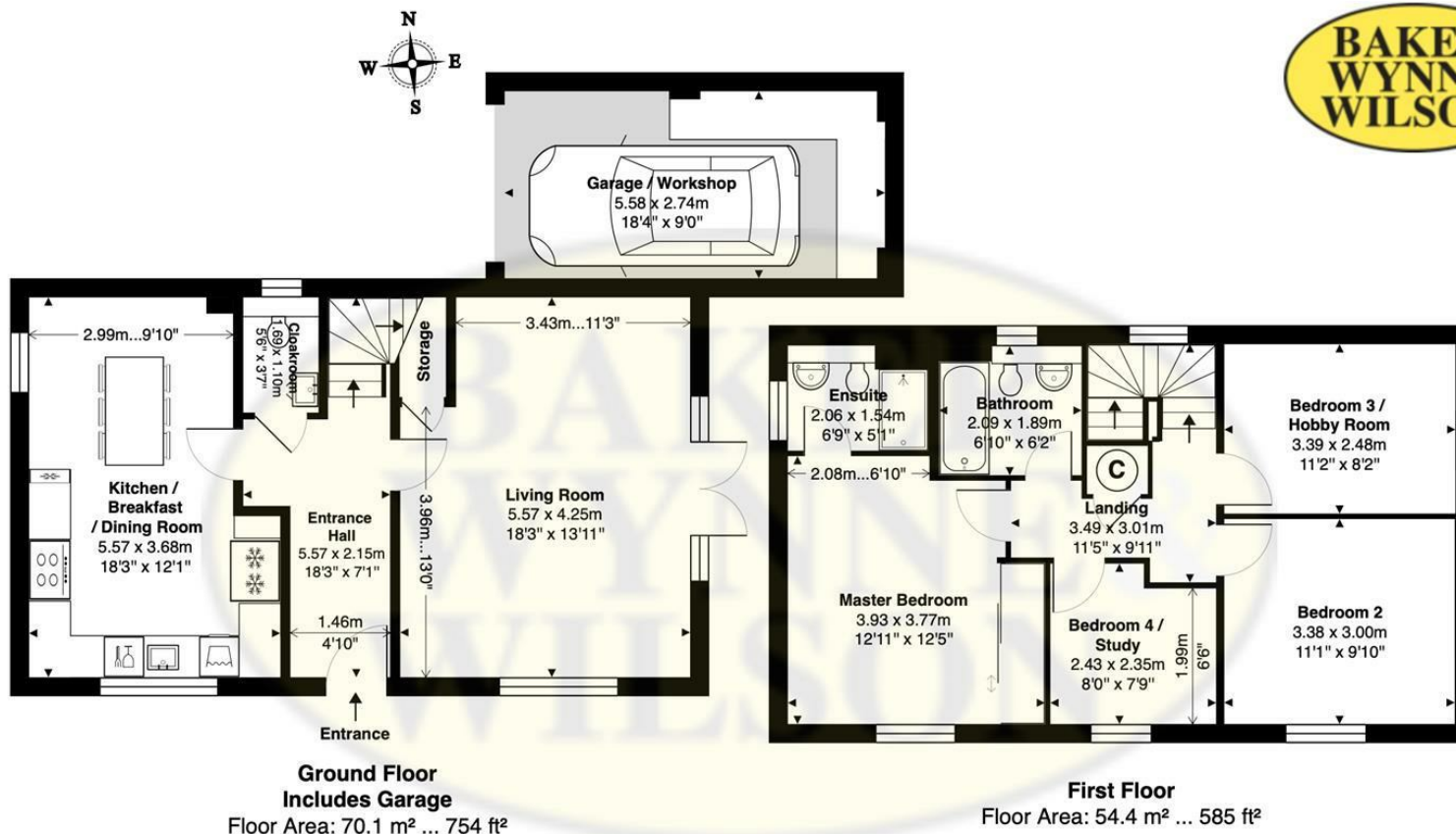
01270 625214











### 1 COTTON CLOSE, WRENBURY, NANTWICH, CHESHIRE, CW5 8FR

Approximate Gross Internal Area: 124.4 m<sup>2</sup> ... 1339 ft<sup>2</sup> Includes Garage / Workshop

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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