



**Chester Road, Stoke, Nantwich**



# Verona

Chester Road, Stoke,  
Nantwich, CW5 6BT

Detached character property with high ceilings, panelling and recently fitted kitchen conveniently situated between Tarporley and Nantwich. The property offers well-proportioned living accommodation, three generous double bedrooms, study and attractive gardens which include a large garage with area for workshop.

- Reception Hall, Drawing Room, Dining Room, Living Room, 8.8m Kitchen/Breakfast Room, Shower/Cloakroom (dry cellar for storage)
- Three Double Bedrooms, Study/occasional Fourth Bedroom, Bathroom
- Attractive gardens to both front and side (walled to the side), Garage with area for Workshop
- Nantwich 3.25 miles; Tarporley 6 miles; Crewe train station 7.75 miles

## Location

The property is situated in Stoke, which is a small hamlet approximately 3.5 miles from the historic market town of Nantwich and 7 miles from the village of Tarporley. Nantwich offers comprehensive shopping facilities including a range of boutiques, delicatessens, award winning butchers as well as Sainsburys and Morrisons. Junction 16 of the M6 motorway is approximately 20 minutes' drive and Crewe mainline Railway Station approximately 15 minutes (8 miles).

## Accommodation

A panelled front door opens to an elegant part panelled **Reception Hall** 4.5m x 2.3m with staircase rising to the first floor and 2.7m ceiling height, glazed double doors lead into the extended **Kitchen/Breakfast Room**, there are additional doors to the Living Room and Dining Room which in turn gives access to the Drawing Room. The **Drawing Room 5.3m x 4.4m** is an attractive well-proportioned light and airy entertaining room, features include a large 2.1m x 1.9m window overlooking the front garden, wood block flooring, 3.2m coved ceilings heights, and a log burning stove set within the fireplace with windows to either side of the chimney breast overlooking the walled side garden. The **Dining Room 4.6m x 3.6m** is a further elegant reception room with glazed double doors opening to the Kitchen/Breakfast Room, features include 3.1m high coved ceiling, log burning stove, exposed oak flooring and views over the front garden. The versatile **Living Room 4.6m x 4.2m** deepening to 5.6m within a large bay window to the side, with a further window overlooking the front garden, this versatile reception room has an open fireplace with timber mantle.



To the rear of the property there is an **8.8m Kitchen/Breakfast Room**. This was re-fitted in 2021 with modern handle free wall and floor cupboards including a pantry cupboard and breakfast cupboard complimented with composite work surfaces extending into a breakfast bar. Appliances include a five-ring induction hob with extractor filter above, two integrated fan assisted ovens, large fridge, integrated undercounter freezer and dishwasher. A tiled floor runs throughout and continues within the utility area which provides an additional sink unit set beneath the worksurface and space for both a tumble dryer and washing machine. Beyond the Kitchen there is a **Hallway** which provides a **Housekeeper's Cupboard** and **Cloaks Cupboard** along with giving access to the Garage and a Cloak/Shower Room fitted with a shower enclosure, wash handbasin and low level WC. A sizable dry **Cellar** can be accessed off the Reception Hall, the current vendors utilise this for storage and it is situated beneath the Reception Hall and Family/Sitting Room measuring **6.8m x 4.6m overall**.

### First Floor

To the first floor there is an attractive **Landing** with bespoke custom built book shelving and storage cupboards. The Landing gives access to the three Principal Double Bedrooms all of which overlook the gardens, a large Bathroom and an occasional Fourth Bedroom (subject to adaption) currently utilised a Study. **Bedroom One 5.3m x 4.4m** provides built-in wardrobes/storage cupboards. **Bedroom Two 4.6m x 4.2m** deepening to 5.6m within a large box bay window boasts a number of features including part panelled walls, 3.1m high panelled ceilings and an original exposed cast iron fireplace (non-operational). **Bedroom Three 3.8m x 3.1m** is a further generous Double Bedroom with large built-in double wardrobe. The **Study 2.2m x 2.1m** has an internal window to the Landing, however, an external window could be installed subject to consent from the relevant authorities. The large **Family Bathroom 3.6m x 2.7m** includes a rolltop freestanding bath, pedestal wash handbasin, large shower enclosure, low level WC tiled floor and fully tiled walls.

### Externally

A driveway passes the front of the property and continues beyond the walled side garden leading into a courtyard at the rear with turning circle and gives access to a large **Garage and Workshop 7.4m x 5.3m** accessed via an automated door. *(Agent's note - the driveway falls within the ownership of the property, however, the neighbouring property, Verona Barn, also has vehicular access rights over the drive and parking within the courtyard)*. The front garden is principally laid lawn and edged with stocked borders. The walled side garden is southwest facing and includes an elevated sitting/entertaining area where the current vendors have a barbecue, table and chairs for alfresco entertaining. The sitting/entertaining area overlooks the balance of the walled garden which again is principally laid to lawn and includes raised vegetable beds. The patio continues to the rear of the property giving access to the back door and courtyard.

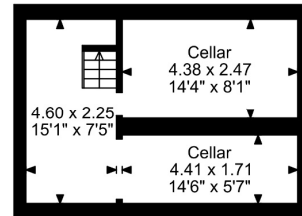
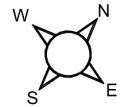
**Services/Tenure:** Mains water, electricity, private drainage compliant to 2020 regulations, oil fired central heating. Freehold.

**Viewing:** Via Cheshire Lamont's Tarporley office.

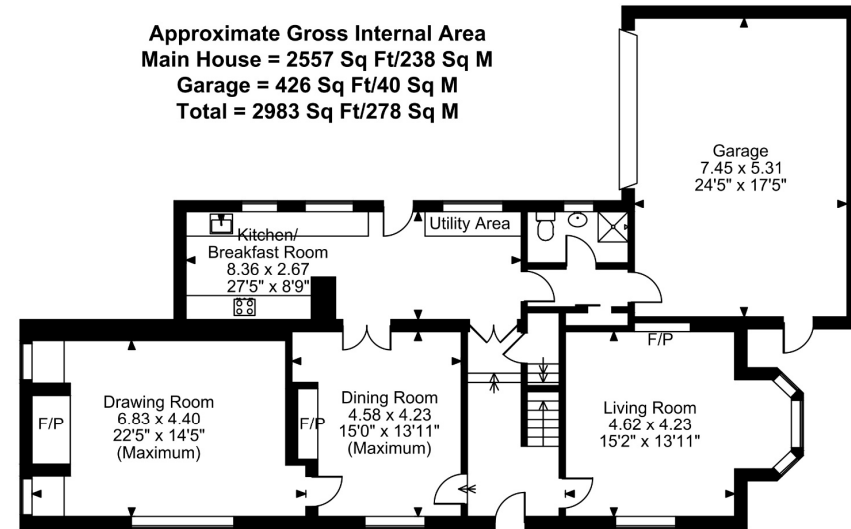




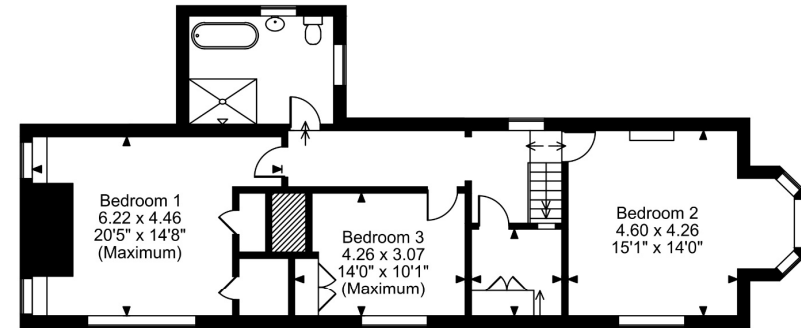
Approximate Gross Internal Area  
 Main House = 2557 Sq Ft/238 Sq M  
 Garage = 426 Sq Ft/40 Sq M  
 Total = 2983 Sq Ft/278 Sq M



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**Directions: What3words: required.reserved.orbited.** Proceed out of Nantwich along Welsh Row and onto Chester Road passing through Acton. At the Bluestone traffic lights continue straight on to the A51 Chester Road and proceed for approximately a further 1.5 miles passing Snugbury's Ice Cream farm (on the left-hand side) and Nantwich Equine Vets. Shortly after the vets, the driveway will be observed on the left hand side.

*The Agents are advised about an unused footpath: there is a footpath marked which runs through the rear courtyard to the gateway in the drive which opens to a track which quickly becomes a dead end, hence the footpath isn't used as it doesn't connect to other paths or public accesses.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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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