Wright Marshall
Estate Agents

'ALVASTON HOUSE' | MIDDLEWICH ROAD | NANTWICH | CHESHIRE | CW5 6PE | OIRO £1,695,000

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An Exceptional Country Residence with Outstanding Equestrian Facilities & Approximately 5,000 Sq Ft of Versatile Accommodation

Occupying an enviable position within beautifully maintained gardens and grounds, this impressive five/six-bedroom detached residence offers an exceptional lifestyle opportunity, combining substantial family living with first-class equestrian facilities, all within a short drive of the historic market town of Nantwich.
Extending to approximately 5,000 sq ft, the property has been thoughtfully designed to provide flexible and well-proportioned accommodation, perfectly suited to modern family life, entertaining and multi-generational living. Elegant reception rooms, generous bedroom accommodation and versatile living spaces are complemented by wonderful views across the surrounding grounds,
creating a home of remarkable scale and quality.
Outside, the property truly comes into its own. Approached via a private driveway, the residence sits within extensive landscaped gardens and enjoys an outstanding outdoor entertaining area, ideal for summer gatherings, al fresco dining and relaxing whilst overlooking the beautifully maintained grounds.
For those with equestrian interests, the facilities are exceptional.
The property benefits from a full-sized ménage, stabling, paddocks and extensive grazing land, providing everything required for private equestrian use from home. The thoughtfully arranged grounds offer excellent functionality while retaining an attractive rural setting and complete privacy.
Despite its peaceful countryside surroundings, the property remains superbly connected, with the highly regarded market town of Nantwich just a short drive away, offering an excellent selection of independent boutiques, restaurants, cafés, highly regarded schools and direct rail links. The wider road network also provides convenient access to Chester, Crewe, Manchester and the M6 motorway.

A rare opportunity to acquire a substantial country residence offering the perfect balance of luxurious family living and outstanding equestrian facilities in one of Cheshire's most desirable locations.

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street to the mini roundabout and continue ahead on Hospital Street.
At the 'Churches Mansion' roundabout turn left into Millstone Lane. Continue through the traffic lights & proceed onto Barony Road.
At the next set of traffic lights turn right passing 'Sainsbury's' & continue ahead at the large roundabout into the Middlewich Road (A530). 'Alvaston Hall Hotel' will be observed on the left hand side and immediately opposite is a private road. Turn right into this road leading to only three properties and continue ahead bearing left at the end, where the property will be observed.

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

Approximately 5,000 sq ft of beautifully appointed accommodation
Impressive five/six-bedroom detached residence
Flexible layout ideal for modern family living
Exceptional ménage and equestrian facilities
Stables, paddocks and extensive grazing land
Beautifully landscaped gardens and grounds
Dedicated outdoor entertaining terrace
Private driveway and extensive parking
Delightful rural outlook whilst remaining highly accessible
Just a short drive from the charming market town of Nantwich

OVERVIEW

Occupying an exceptional position within approximately 8 acres of beautifully maintained gardens and grounds, this magnificent detached country residence extends to around 5,000 sq ft and offers an outstanding combination of luxurious family living and first-class equestrian facilities. Beautifully presented throughout, the property has been finished to an exceptional standard, featuring Farrow & Ball décor, premium Rehau flush-fit double glazed windows and doors, Starlink high-speed internet, a recently installed boiler, hot water cylinder and oil tank, together with a Hive Smart Thermostat for modern efficiency and convenience.

The heart of the home is a superb bespoke kitchen, thoughtfully designed with elegant cabinetry, quartz worktops, a double ceramic Belfast sink and an excellent range of integrated Neff and Bosch appliances. A matching bespoke utility room continues the high-quality finish with further quartz worktops and a second double Belfast sink, whilst the beautifully appointed bathrooms are fully tiled and fitted with premium sanitaryware and bespoke cabinetry throughout.

Externally, the property offers an enviable lifestyle rarely found. Designed with both equestrian enthusiasts and those who love to entertain in mind, the grounds include three floodlit, fully fenced paddocks, each individually switched and recently enclosed with horse netting and mains electric fencing, together with wide perimeter access tracks offering potential to create a horse exercise track. The superb floodlit all-weather ménage, horse solarium and dedicated cross-tie area are complemented by stables and a barn, all benefitting from lighting and power, creating an exceptional private equestrian facility.

For those seeking the ultimate outdoor lifestyle, the property boasts a spectacular bespoke entertaining area complete with a feature fire pit, festoon lighting, BBQ area and fully equipped outdoor bar incorporating two integrated refrigerators, a slimline dishwasher and sink, all enjoying delightful open countryside views. Additional highlights include a dedicated dog room with direct access to a secure astro-turfed dog run and an established orchard planted with a variety of fruit trees, completing this truly remarkable country home.

Combining substantial accommodation, exceptional specification and outstanding leisure and equestrian facilities, this is a rare opportunity to acquire a prestigious country residence offering an unrivalled lifestyle, all within a short drive of the highly regarded market town of Nantwich.

THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL 28’3 x 22’8

SIDE ENTRANCE 12’2 x 5’6

CLOAKROOM WC 5’6 x 5’1

LIVING DINING ROOM 24'1 x 17'10

SITTING ROOM 16’4 x 12’6

DINING AREA 15’9 x 10’5

KITCHEN BREAKFAST ROOM 17’9 x 12’5

UTILITY ROOM 10’8 x 6’6

OFFICE / HOBBY / MUSIC ROOM (ABOVE) 19’9 x 13’1

LAUNDRY / BOOT / STORE ROOM 10’11 x 10’8

DOG / STORE / BOILER ROOM 17’10 x 10’3

FIRST FLOOR LANDING

INNER LANDING

MASTER BEDROOM ONE 27’4 x 17’7

ENSUITE SHOWER ROOM 12’3 x 5’9

BEDROOM TWO 17’10 x 13’10

BEDROOM THREE 17’9 max x 13’0 max

BEDROOM FOUR 13’9 x 9’10

BEDROOM FIVE 17’9 x 12’6

BEDROOM SIX / DRESSING ROOM 12’7 x 8’3

FAMILY BATH & SHOWER ROOM 12’6 x 7’11

EXTERIOR

Standing in approximately 8 acres of beautifully maintained gardens and grounds.

Outside, the property truly comes into its own, being approached via a private driveway boasting extensive parking for numerous vehicles, the residence sits within extensive landscaped gardens and enjoys an outstanding outdoor entertaining area, ideal for summer gatherings, al fresco dining, movie nights and relaxing.

For those with specific equestrian interests, the facilities are truly exceptional. The property benefits from a full-sized ménage, superb stabling, paddocks and extensive grazing land, providing everything required for private equestrian use from home.

The thoughtfully arranged grounds offer excellent functionality while retaining an attractive rural setting and complete privacy. With an outdoor covered living dining space, lawned gardens, ornamental lily pond and extensive entertaining patio – there is the perfect spot for everyone to enjoy.

STABLE BLOCK:-

STABLE 1 12’0 x 11’3

STABLE 2 11’9 x 11’0

STABLE 3 12’1 x 11’0

STABLE 4 12’0 x 11’0

TACK ROOM 11’0 x 8’0

DETACHED BUILDING:-

THE BARN / GAMES ROOM 31'3 x 11'9

HORSE CROSS-TIE AREA 11'9 x 8'8

GYM / STABLE 5 15'2 x 9'5

STABLE 6 15'2 x 9'7

EPC RATING: D

COUNCIL TAX BAND: G

SERVICES

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

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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.

FINANCIAL ADVICE

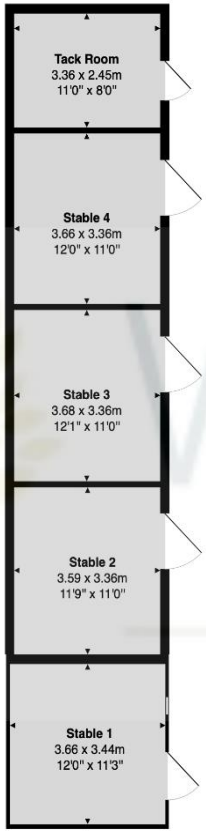
We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

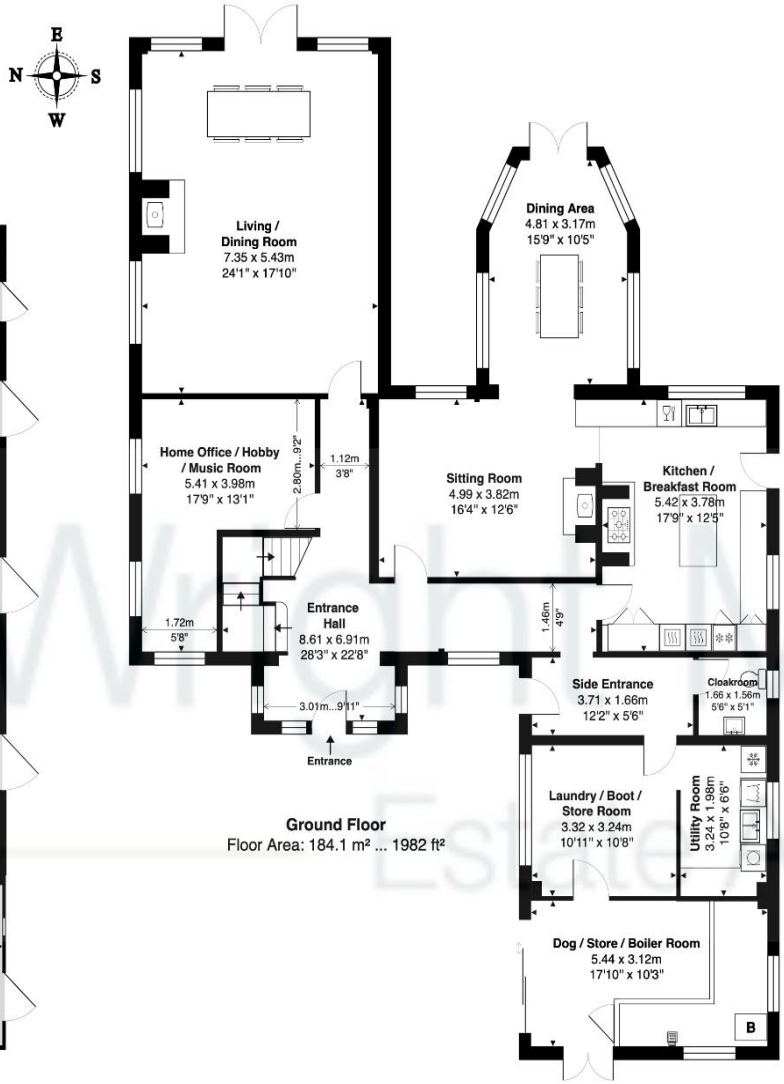
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Horse Cross-Tie Area / The Barn / Games Room / Stables 5 & 6
Floor Area: 71.5 m² ... 770 ft²



Stables
Floor Area: 59.6 m² ... 642 ft²



Ground Floor
Floor Area: 184.1 m² ... 1982 ft²

First Floor
Floor Area: 168.4 m² ... 1813 ft²

ALVASTON HOUSE, ROBINSONS CORNER FARM, MIDDLEWICH ROAD, NANTWICH, CHESHIRE, CW5 6PE

All Building Parts Approximate Gross Internal Area: 483.6 m² ... 5206 ft²

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.
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.

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