



6 Cheney Close, Willaston CW5 7TQ



An exceptional four-bedroom detached residence forming part of an exclusive gated development of just six luxury homes, set within the highly desirable Cheshire village of Willaston, just two miles from the historic market town of Nantwich. Extending to approximately 1,967 sq ft, No.6 Cheney Close combines elegant contemporary design with outstanding energy efficiency and carefully considered living space, creating a superb home finished to a high specification throughout.

- A highly individual and most appealing detached house in a highly regarded position
- Private gated cul-de-sac in a highly sought after Cheshire location close to Nantwich
- 5,247 sqft freehold, 1780 sqft energy efficient eco-home, air source heating system
- High density thermal insulation, mechanical heat exchange ventilation system
- Underfloor heating throughout, full height triple glazed windows to all elevations
- Large vaulted reception hall with attractive oak staircase
- Open plan living family dining kitchen with choice of units and design, sitting room, cloakroom, utility/plant room, sitting room, cloakroom, utility/plant room
- Four bedrooms, en-suite shower room and stunning contemporary family bathroom
- 10 year house build guarantee and 20 year manufacturer warranty
- Viewing highly recommended

Agents Remarks

Willaston provides a range of facilities that cater for day-to-day requirements and offers a highly regarded junior school. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.



Reception Hall 10' 2" x 13' 1" (3.10m x 4.00m)

A striking 16 m² entrance hallway, featuring a statement staircase, creates an impressive first impression and sets the tone for the quality of accommodation throughout the home.

Open Plan Living Family Dining Kitchen 31' 10" x 14' 1" (9.70m x 4.30m)

At the heart of the property is the magnificent 27 m² open-plan kitchen and dining room, designed for modern family life and entertaining. The kitchen benefits from a generous design allowance, allowing purchasers to select their own cabinetry, worktops, finishes and appliances, enabling the space to be tailored to individual tastes.

Snug/Home Office 11' 2" x 10' 2" (3.40m x 3.10m)

A separate family room (15 m²) with direct access to the garden provides additional living space ideal for relaxing or entertaining, while a versatile snug or home office offers flexibility for remote working or a quiet retreat.

Further ground floor accommodation includes a utility room, cloakroom/WC, and an attached garage with automatic roller door.

First Floor

To the first floor are four well-proportioned bedrooms, including a principal bedroom with stylish en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, finished to a contemporary specification. Bedrooms are fitted with carpets, bathrooms feature tiled flooring, and the hallway and landing are finished in a machined timber flooring, enhancing the overall sense of quality.

Energy Efficiency and Sustainability

This home has been carefully engineered to achieve a minimum EPC 'A' rating, ensuring exceptionally low energy consumption and year-round comfort. Heating and hot water are provided by the award-winning Vaillant aroTHERM plus Air Source Heat Pump, which utilises renewable energy from the outside air to deliver highly efficient heating with minimal environmental impact. Additional advanced features include:

- Underfloor heating throughout both floors
- 4.4 kWp solar photovoltaic system
- 8 kWh battery storage system
- Passivhaus-certified Mechanical Ventilation with Heat Recovery
- High-performance airtight construction
- 30 cm thermal insulation envelope
- Energy-efficient triple-glazed windows and doors Together these features dramatically reduce heating requirements, running costs and environmental impact while maintaining outstanding comfort levels throughout the home.



Externally

The property enjoys fully landscaped gardens to both the front and rear, enclosed by 1.8 m high fencing providing privacy and security. A block paved driveway provides parking for up to three vehicles, complemented by a single attached garage with automatic roller door. Cheney Close itself is a private gated cul-de-sac, creating a peaceful and secure setting within the village.

Location

Cheney Close is ideally positioned in the charming village of Willaston, known for its strong community, attractive surroundings and excellent local amenities. The development lies just off the A500 and provides convenient access to the M6 Motorway (Junction 16). Nearby Crewe Railway Station offers direct rail services to major cities including Manchester, Liverpool, Birmingham and London Euston, which can be reached in approximately 1 hour 36 minutes. The historic town of Nantwich, with its renowned restaurants, boutique shopping and rich architectural heritage, is located just two miles away.

Warranty and Peace of Mind

The property benefits from:

- 10-year UK New Build Warranty
- Additional 20-year manufacturer warranty Providing long-term reassurance and reflecting the developer's commitment to exceptional construction standards.

6 Cheney Close represents a rare opportunity to acquire a beautifully designed, energy-efficient luxury home in an exclusive development within one of Cheshire's most desirable village locations.

Tenure

Freehold.

Viewings

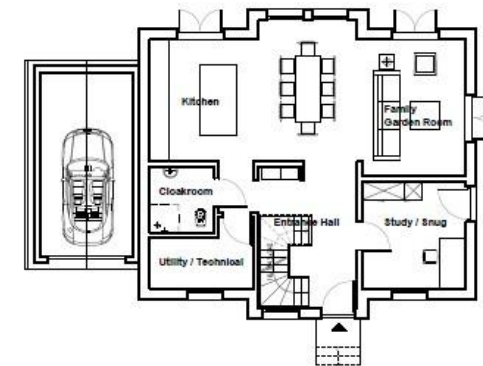
Strictly by appointment only via Cheshire Lamont on 01270 624441.

Directions

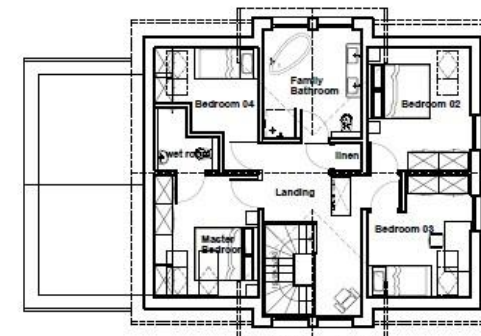
From Nantwich proceed out of the town along London Road. Continue to the roundabout at the bottom of the A500 and take the second turning off this roundabout onto Cheerbrook Road. Continue for approximately 300 yards and Cheney Close is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

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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