



'THE COTTAGE' | MOUNT PLEASANT | AUDLEM | CHESHIRE | CW3 0BS | OIRO £895,000



Nestled in a most idyllic & discreet position within a pleasant walk of the sought after village of Audlem.

An inspiring & substantial detached elevated and extended country cottage situated in sublime generous established gardens & affording highly versatile accommodation.

This most enchanting characterful detached house has been thoughtfully, sympathetically & well presented having been superbly enhanced to create a seamless blend of character and charm with contemporary flair set amidst a magical garden oasis to the front including a spectacular entertaining deck.

The highly comfortable country home with four bedrooms & three bathrooms briefly comprises;

An electric timber gate opens to the extensive gravelled driveway providing ample off road parking plus detached timber garage / home working cabin. A captivating and extremely generous lawned front garden features a fabulous decked entertaining deck, with additional seating areas to the front & side and attractive planting.

The sublime home on offer which discerning buyers are sure to be incredibly impressed by.

Oil fired C.H & Double glazing throughout.

Four air conditioning units are also installed.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 7 miles through the villages of Hatherton and Hankelow and upon reaching the charming village of Audlem turn left by the Church. Continue along Woore Road past the old Methodist Chapel and around the bend. Turn left into Mount Pleasant where the property will be superbly positioned on the right hand side.

LOCATION - AUDLEM VILLAGE (PICTURED RIGHT)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and 'Party on the Park'.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

DINING RECEPTION HALL 22'5 x 9'2





SPACIOUS SPLIT LEVEL RECEPTION SPACE:-

LIVING DINING ROOM 11'3 x 24'7





KITCHEN DINER

KITCHEN 13'9 x 9'0

DINING AREA 14'1 x 9'2





KITCHEN DINER (CONTINUED)

SIDE ENTRANCE

CLOAKS WC





LAUNDRY / UTILITY ROOM 18'5 x 5'11

INNER HALL





FIRST FLOOR LANDING



FAMILY BATH & SHOWER ROOM



MASTER BEDROOM ONE 13'11 x 12'9



ENSUITE SHOWER ROOM 10'4 x 6'7

DRESSING ROOM / OFFICE 11'6 x 9'2





BEDROOM TWO 14'6 x 10'6

ENSUITE SHOWER ROOM 11'4 x 3'8





BEDROOM THREE 11'6 x 9'2

VIEW FROM MASTER BEDROOM OVER THE FRONT GARDEN

BEDROOM FOUR 11'1 x 9'1





EXTERIOR

Approached via an impressive sweeping gravel driveway providing extensive parking, this exceptional detached residence enjoys a commanding position within beautifully maintained grounds.

The property is surrounded by expansive manicured lawns, mature specimen trees and established landscaped borders, creating an outstanding sense of privacy and tranquility. A generous paved courtyard extends from the side of the house whilst a splendid large terraced patio, ideal for alfresco dining and entertaining stands to the front of the property.

Whilst nestled further into the garden a superb raised deck area with a timber garden lodge and hot tub (not included) provides the perfect space to relax and enjoy the idyllic surroundings.

A substantial detached garage/workshop complements the extensive parking facilities, and the grounds enjoy attractive open aspects beyond, offering a wonderful semi-rural setting.

Meticulously maintained and thoughtfully designed, the gardens provide a spectacular backdrop to this distinguished family home, combining lifestyle, privacy and exceptional outdoor living.

DETACHED TIMBER GARAGE / CABIN 21'9 x 12'1



EPC RATING: D

COUNCIL TAX BAND: G



SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating. Private drainage (septic tank).

Air conditioning installed to several rooms.

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

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.

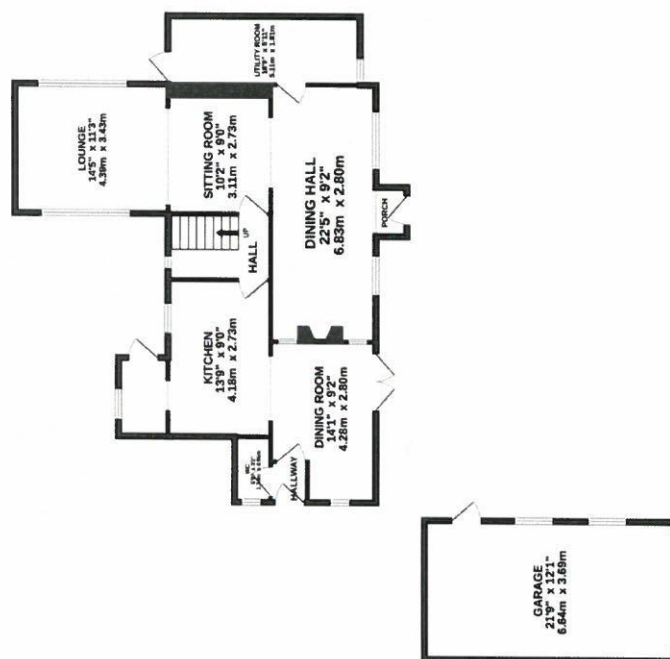
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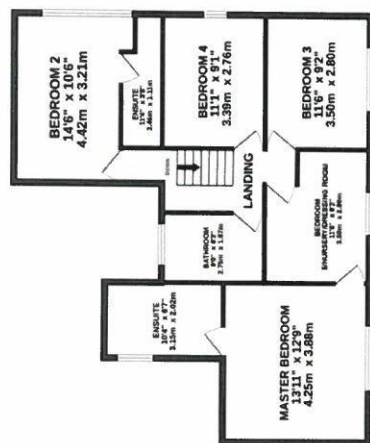




GROUND FLOOR



1ST FLOOR



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