



1 Village View Close, Audlem CW3 0HY





Commanding a fine position within a small select residential location in Audlem village, a recently constructed, superior and spacious detached family home of exceptional appeal and style providing wonderful features, surrounding aspects and impeccably appointed accommodation to 2100 sqft. Viewing highly recommended.

- A superior spacious detached family residence to 2100 sqft
- Recently constructed to an exacting specification by renowned local builder Markden Homes
- In a prominent position adjoining green space upon a small select prestigious development
- Providing delightfully designed and appointed spacious accommodation throughout
- Within lovely surroundings and within walking distance of Audlem village
- Double width driveway, double garage and delightful landscaped gardens
- Four double bedrooms, two en-suites and family bathroom
- Superbly designed reception accommodation with open plan living family dining kitchen and utility room
- Large lounge, separate dining room and garden room area to kitchen
- Viewing highly recommended



Agents Remarks

This superior detached family residence stands in a fine position with lovely surrounding aspects within the heart of Audlem village. The property was built to an exacting specification and has been subsequently enhanced throughout to the very highest of standards. Audlem is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities.

Property Details

The property sits in a fine position with delightful surrounding aspects with a double width herringbone block paved driveway which leads to an attached semi-integral double garage and a sloping paved path leads to a rebated porch to a high quality composite door allowing access to:

Reception Hall

A delightful light and spacious entrance to the property with lovely aspects through to the rear garden, radiator, returned oak staircase ascending to first floor, under stairs area, recessed ceiling lighting and wide width oak doors lead to:

Impressive Lounge 12' 8" x 16' 10" (3.86m x 5.13m)

With a uPVC double glazed bay window to front elevation and two radiators.

From the Reception Hall an oak door leads to:

Cloakroom 4' 0" x 7' 3" (1.22m x 2.21m)

With a wall mounted wash basin, fitted mirror, WC, radiator, recessed ceiling lighting, tiled floor, and uPVC double glazed window.

From the Reception Hall an oak door leads to:

Spacious Open Plan Living Family Dining Kitchen 22' 4" max x 22' 7" max (6.80m max x 6.88m max)

Living Area

Beautifully appointed with a uPVC double glazed box bay window to rear elevation providing lovely aspects over the rear garden, full height uPVC double glazed windows, uPVC double glazed double doors to patio, tiled floor, radiator and recessed ceiling lighting.

Dining Area

With tiled floor and two radiators.

Kitchen Area

Comprehensively equipped with an outstanding range of high quality base and wall mounted units, attractive quartz working surfaces and upstands, underslung one and a half bowl sink with mixer tap, integrated dishwasher, five ring hob beneath a filter canopy, quartz topped dining counter with wine rack, wine cooler and drawers beneath, recessed ceiling lighting, tiled floor, uPVC double glazed windows to rear elevation, built-in electric oven and microwave, integrated fridge and freezer and an oak door leads to:



Utility Room 5' 11" x 13' 6" (1.80m x 4.11m)

With plumbing for washing machine, single drainer sink with mixer tap incorporating cupboard beneath, tiled floor, uPVC double glazed door to outside, recessed ceiling lighting, radiator, space for further appliances and an internal door leads to garage.

From the Dining and Living Area wide width oak double doors lead to:

Dining Room 12' 7" x 14' 3" (3.83m x 4.34m)

A superb spacious room that could form a further sitting room if required with two uPVC double glazed windows to rear elevation and radiator.

First Floor Galleried Landing

With radiator, access to loft, deep walk-in airing cupboard incorporating shelving and pressurised cylinder system, recessed ceiling lighting and an oak door leads to:

Master Bedroom 11' 11" x 12' 11" (3.63m x 3.93m)

Delightfully appointed with two uPVC double glazed windows to rear elevation providing lovely views over green area and woodland, radiator, two double built-in wardrobes incorporating railing and shelving and an oak door leads to:

En-Suite Shower Room 11' 11" x 3' 9" (3.63m x 1.14m)

With a recessed shower cubicle, half tiled walls, chrome towel radiator, wall mounted wash basin, tiled floor, WC, uPVC double glazed window, recessed ceiling lighting and extractor fan.

Bedroom Two 15' 9" max x 11' 9" (4.80m max x 3.58m)

With a door recess, two uPVC double glazed windows to front elevations providing lovely aspects to Audlem, radiator, built-in double wardrobe incorporating railing and shelving and an oak door leads to:

En-Suite Shower Room 5' 7" x 6' 7" (1.70m x 2.01m)

With a wide shower cubicle, WC, half tiled walls, tiled floor, wall mounted wash basin, uPVC double glazed window, chrome towel radiator, recessed ceiling lighting and extractor fan.

Bedroom Three 9' 3" x 12' 8" (2.82m x 3.86m)

With uPVC double glazed windows to front elevation, radiator and an oak door to deep built-in cupboard incorporating railing and shelving.

Family Bathroom 9' 10" x 6' 1" (2.99m x 1.85m)

With a tiled panel bath incorporating glazed shower screen and shower over, WC, chrome towel radiator, wall mounted wash



basin, uPVC double glazed window, part tiled walls, tiled floor, recessed ceiling lighting, shaver socket and extractor fan.

Bedroom Four 10' 11" max x 9' 4" (3.32m max x 2.84m)

With two uPVC double glazed windows, radiator and a built-in double wardrobe incorporating railings and shelving.

Externally

The property stands in delightful landscaped gardens with an abundance of plants, trees, shrubs and flowerbeds, bordered and screened by wooden panelled fencing and benefiting from a lawned garden area, paved patio and a covered seating area. A gate to the side allows access to the front which enjoys a neat lawned garden area incorporating a flower bed and border. Block paved double width driveway and detached double garage.

Double Garage 17' 4" x 18' 1" (5.28m x 5.51m)

Beautifully appointed with plastered walls, painted floor, two remote controlled up and over doors to front, wall mounted Worcester central heating boiler, light, power and uPVC double glazed door to outside.

Tenure

Freehold.

Services

LPG, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Wellington Road and continue through the traffic lights at Stapeley onto Audlem Road. Continue for approx. 6.5 miles into the centre of Audlem Village and turn left onto Heathfield Road. Continue along Heathfield Road and turn left onto Village View Close where the property is located.





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