



Rose Cottage, Chapel Lane, Newtown, Sound, Nr Nantwich CW5 8BG

CHESHIRE
LAMONT



A most charming extended four bedroomed detached Cheshire brick country cottage in an idyllic rural position nearby to Nantwich within delightful established private gardens providing lovely features and character with double integral garaging and large driveway. NO CHAIN.

- A wonderful country cottage in an idyllic rural position
- Standing within delightful established private gardens extending to 0.22 of an acre
- With a large cobbled double driveway and integral double garage
- Affording well appointed accommodation of significant charm and character
- Within a highly sought after rural location nearby to Nantwich
- Handsome oak framed tiled pitched porch, hallway and cloakroom
- Fully appointed high quality kitchen, large dining/living room and lounge
- First floor master bedroom with balcony and en-suite bathroom, three further double bedrooms and shower room
- NO CHAIN

Agents Remarks

Rose Cottage stands in wonderful landscaped gardens with superb countryside aspects and is situated within the highly sought after rural hamlet of Sound just 3 miles south west of Nantwich town centre. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the



town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

The property is approached off a tranquil country lane and a cobbled driveway providing excellent parking leads to a double integral garage. A Yorkstone paved path leads to a handsome oak tiled pitched framed porch with a high quality uPVC double glazed composite door allowing access to:

Entrance Hall

With stairs ascending to first floor and a sectional glazed door leads to:

Kitchen 11' 5" x 13' 1" (3.47m x 4.00m)

Delightfully appointed with a superb range of high quality shaker-style base and wall mounted units, tall cupboard, display cupboards, built-in double electric oven with microwave above, five ring induction hob with filter canopy over, single drainer one and a half bowl sink unit, integrated dishwasher, integrated fridge freezer, doorway to Rear Hall and a uPVC double glazed window to front elevation providing lovely aspects.

From the Hallway a sectional glazed door leads to:

Dining/Living Room 15' 3" x 12' 0" (4.64m x 3.67m)

With a uPVC double glazed window to front elevation, Cheshire brick fireplace incorporating a log burning stove upon raised recessed hearth, sectional glazed door to Rear Hall, uPVC double glazed window to rear elevation, sectional glazed door to Entrance Hall and a sectional glazed door leads to:

Lounge 14' 10" x 11' 5" (4.52m x 3.48m)

Beautifully appointed with lovely aspects to the side gardens via a uPVC double glazed door incorporating full height uPVC double glazed windows to either side and uPVC double glazed window to front elevation.

From the Dining/Living Room a sectional glazed door leads to:

Rear Hall

With a fitted meter cupboard, deep built-in cloaks cupboard and a door leads to:



Cloakroom

With a wall mounted wash basin, WC, half height panelled walling and a uPVC double glazed window.

First Floor Landing

With a uPVC double glazed window to rear elevation, door to linen cupboard and a door leads to:

Master Bedroom 14' 10" max x 13' 1" (4.52m max x 3.99m)

Superbly appointed with a uPVC double glazed window to front elevation overlooking countryside, uPVC double glazed door to balcony, mirror-fronted fitted wardrobes and a door leads to:

En-Suite Bathroom

With a freestanding bath incorporating central shower tap, large walk-in shower enclosure, WC, wall mounted wash basin, tiled walls, tiled flooring, access to loft with retractable ladder and uPVC double glazed window.

Bedroom Three 11' 5" x 10' 1" (3.49m x 3.07m)

With a uPVC double glazed window to front elevation and an over-stairs cupboard.

Bedroom Two 9' 3" x 15' 1" max (2.81m x 4.59m max)

With two uPVC double glazed windows to front elevation and fitted wardrobes.

Bedroom Four 9' 3" x 9' 10" (2.81m x 3.00m)

With a uPVC double glazed window to front elevation and mirror-fronted fitted wardrobes.

Shower Room

With a corner fitted shower cubicle, WC, pedestal wash basin, Velux window and tiled walls.

Externally

The property stands upon a tranquil rural lane within established borders and hedging providing significant privacy. The gardens extend to the front and to both sides of the house and incorporates garden paths, flower beds and borders, lawned garden areas and a raised sleeper-retained vegetable garden. The garden also incorporates a professional greenhouse, lean-to greenhouse, garden shed and separate garden store.

Double Garaging 14' 10" x 21' 0" (4.52m x 6.41m)

With twin remote controlled roller doors to front, inspection pit, light, power and two windows to rear.



Adjoining Store
With double doors to front.

Tenure
Freehold.

Services
Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

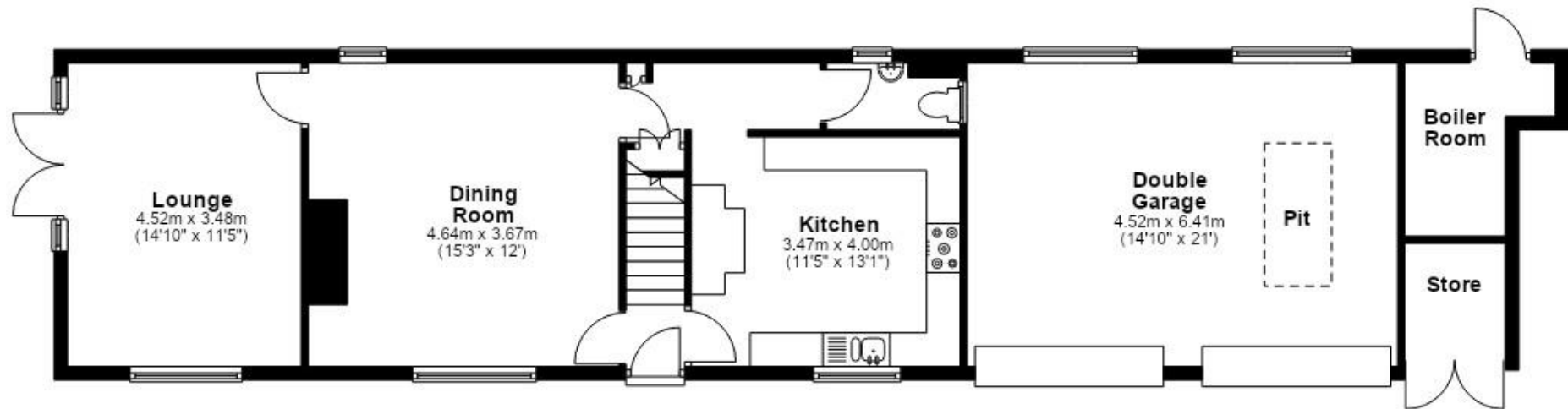
Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich town centre proceed to the roundabout by the Railway public house and take the first exit onto the A530 Wellington Road. Having crossed over the railway, proceed along this road for a short distance and turn right onto the Whitchurch Road. Continue for approximately 3 miles and turn right into Wrenbury Heath Road. Take the first left hand turning into Chapel Lane where the property is situated.

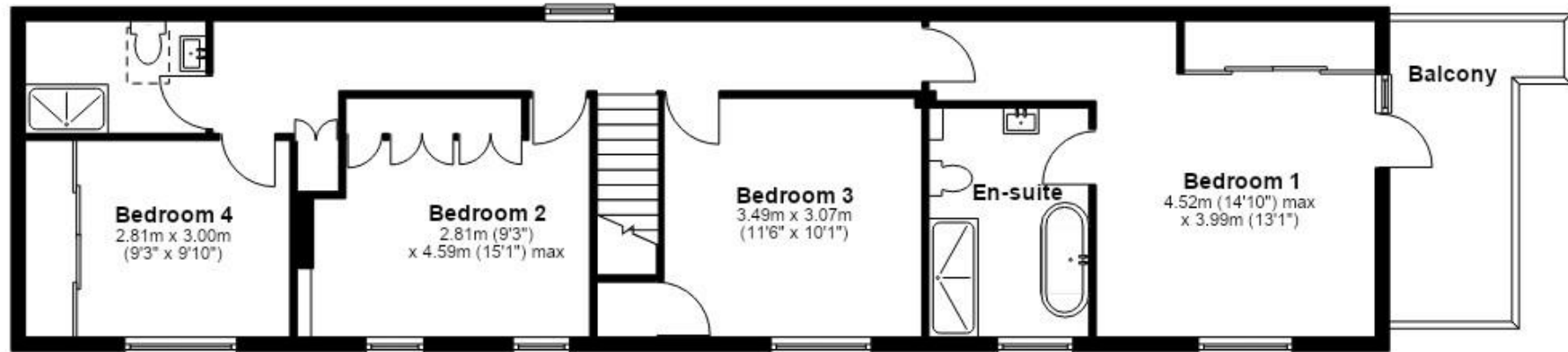
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441