

4 The Oaks, Kettle Lane, Buerton CW3 0BX

CHESHIRE LAMONT









A highly impressive, recently constructed superior detached family home situated upon an idyllic country lane nearby to historic Audlem village enjoying delightful views over open countryside and providing exceptional, spacious accommodation of immense appeal with enclosed private gardens, driveway and detached double garaging. Viewing highly recommended.

- An impressive modern four bedroomed bay fronted detached family home
- Situated on a lovely country lane nearby to historic Audlem
- Providing impeccable accommodation throughout with delightful features
- Benefiting from private enclosed south west facing gardens, double width driveway and detached double garaging
- Reception hall, cloakroom and study
- Bay lounge, superb open plan living family dining kitchen and utility room
- Master bedroom with ensuite and further double bedroom with en-suite
- Two further double bedrooms and family bathroom
- A beautiful home in an idyllic position
- Viewing highly recommended

Agents Remarks

No. 4 The Oaks is situated in the delightful rural hamlet of Buerton just a short distance from Audlem village. The property is just one of six superior homes constructed in 2017 by highly regarded "Black and White Homes" and enjoys outstanding views over surrounding Cheshire countryside. 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 enjoys a fine situation with lovely aspects over rolling Cheshire countryside to the front with a pedestrian gate inset within low Honeysuckle hedging leading to an Indian stone cobble edged path with lawned garden area continuing to a high quality uPVC double glazed door inset within an attractive portico porch allows access to:

Reception Hall
Beautifully appointed with attractive architrave, recessed ceiling lighting, tiled flooring, staircase with half landing ascending to first floor, fitted cloaks cupboard, under stairs storage cupboard and an oak door leads to:

Cloakroom
With a vanity wash basin incorporating cupboard beneath, WC, half tiled walls, uPVC double glazed window and tiled flooring.

From the Reception Hall an oak door leads to:

Study 6' 10'' x 10' 2'' (2.08m x 3.09m)
Superbly appointed with full height and width desk unit incorporating shelving, drawers and cupboards, uPVC double glazed window to front elevation and attractive oak effect flooring.

From the Reception Hall an oak door leads to:

Living Room 13' 2'' x 17' 6'' (4.02m x 5.34m)
Impeccably appointed with a uPVC double glazed bay window to front elevation affording lovely view over open countryside, an illuminated recessed fireplace with Cheshire brick surround upon raised stone hearth incorporating a log effect electric stove and with oak mantel over, uPVC double glazed window to side elevation and oak effect flooring.

From the Reception Hall an oak door leads to:

Stunning Open Plan Living Family Dining Kitchen
Kitchen Area 12' 9'' x 14' 10'' (3.88m x 4.51m)
Comprehensively equipped with an outstanding range of high quality shaker style units, attractive quartz working surfaces, central island incorporating cupboards, drawers and a NEFF four ring hob with recessed ceiling mounted chimney filter canopy over, two NEFF built-in electric ovens, NEFF integrated dishwasher, NEFF integrated fridge and freezer, under-mounted one and a half bowl Belfast sink, uPVC double glazed windows to side and rear elevations enjoying fine aspects, tiled flooring, recessed ceiling lighting and open access to:







Dining/Family Area 16' 6'' x 13' 10'' (5.03m x 4.21m)
With a uPVC double glazed box bay window to side elevation, tiled flooring, recessed ceiling lighting and large uPVC double glazed doors to south west facing rear gardens and patio.

From the Kitchen area an oak door leads to:

Utility Room 8' 0'' x 5' 3'' (2.44m x 1.60m)
With a wall mounted LP gas fired central heating boiler, wall mounted cupboards, base units, attractive quartz working surfaces, plumbing for washing machine, space for tumble dryer, sink, tiled flooring and uPVC double glazed window.

First Floor Landing
With a full height uPVC double glazed window to gable elevation, access to loft, recessed ceiling lighting, deep built-in cupboard incorporating pressurised cylinder system and an oak door leads to:

Master Bedroom 12' 9'' x 10' 7'' (3.88m x 3.22m)
Enjoying superb views over open countryside via a uPVC double glazed window and an oak door leads to:

En-Suite Shower Room
With an enclosed shower cubicle, vanity wash basin, WC, recessed ceiling lighting, tiled walls, tiled flooring, extractor fan and chrome towel radiator.

Bedroom Two 9' 6'' x 13' 10'' (2.89m x 4.22m)
With a uPVC double glazed window to rear elevation affording outstanding aspects over countryside and an oak door leads to:

En-Suite 4' 0'' x 8' 9'' (1.21m x 2.66m)
With an enclosed shower cubicle, tiled walls, pedestal wash basin, WC, uPVC double glazed window, tiled flooring, recessed ceiling lighting and chrome towel radiator.

Bedroom Three 10' 8'' x 11' 7'' (3.26m x 3.54m)
With a uPVC double glazed window to side and rear elevations providing stunning views.

Bedroom Four 11' 7'' x 10' 4'' (3.54m x 3.16m)
With a uPVC double glazed window enjoying stunning views over open fields.

Contemporary Family Bathroom 7' 9'' x 6' 7'' (2.35m x 2.00m)
Beautifully appointed with a tiled panelled bath incorporating shower over, pedestal wash basin, bidet, WC, tiled walls, tiled







flooring, uPVC double glazed window, chrome towel radiator and recessed ceiling lighting.

Externally

The gardens to the rear are enclosed within high curved brick walling enjoying attractive south west facing aspects and benefiting from a lawned garden area, paved patio, flower beds and borders incorporating an abundance of plants, trees and shrubs. A gate to the side of the property allows access to the front and a further gate to the rear of the garden leads to the driveway and detached double garaging.

Detached Double Garage

A double width driveway stands to the rear of the property and leads to a detached garage with a remote controlled double up and over door to front, pitched roof providing storage provision, light and power.

Tenure

Freehold.

Services

LPG, mains water and electricity. Shared septic tank drainage. Underfloor heating throughout the ground floor (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along A529, across railway crossing on the Audlem Road, follow this road for approximately 6.5 miles in to the village of Audlem. At the Church to your left hand side proceed along Stafford Street and continue into Woore Road



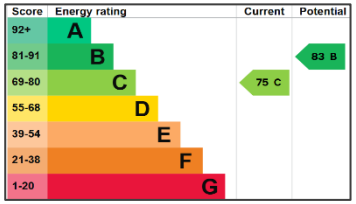







Kitchen
Dining Area
Morning Room
Utility
Living Room
W.C.
Hall
Study


Bedroom 2
En Suite
Bedroom 3
Bathroom
Store
Bedroom 4
En Suite
Bedroom 1


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



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