



“Grey House”, Audlem Road, Hankelow CW3 0JE



A most deceptively spacious and impeccably enhanced three double bedroomed detached house in a prominent and fine position within Hankelow village overlooking open fields to the front and appointed throughout to a significant standard with high quality fixtures and features and of considerable proportions. Available with NO CHAIN. Viewing highly recommended.

- An exceptionally well proportioned detached period property
- In a fine prominent location within Hankelow village, between Audlem and Nantwich
- Affording very spacious accommodation of great style and appeal
- Improved and enhanced throughout to a very high standard
- Incorporating a wide range of attractive contemporary fixtures and features
- Three first floor vaulted double bedrooms, en-suite and main bathroom
- Large lounge, dining room/bedroom four/snug, cellar
- Fully appointed dining kitchen with bi-folding doors to rear garden and cloakroom
- Engineered oak flooring, oak and glazed staircase and oak doors
- NO CHAIN – viewing highly recommended

Agents Remarks

The Grey House stands in a fine location and was once one of the two public houses within the village of Hankelow, known as The Greyhound. It ceased to be a public house in 1900 and has subsequently served as a private residence. The property in very recent years has been comprehensively improved to the very highest of standards and exudes significant character combined with great style and appeal. Hankelow is a lovely village that is well known for its range of period and calibre housing, village green with duck pond, village hall and community owned White Lion Pub Restaurant and Hotel. The village sits between the charming South Cheshire village of Audlem and historic Nantwich.

Property Details

A driveway leads from the side of the property to a potentially private gated gravel parking area at the rear which is bordered by high original Cheshire brick walling with Laurel hedging. An artificial lawned area with paved patio leads to three panel double glazed bi-folding doors allowing access to:



Dining Kitchen 17' 0" max x 13' 3" max (5.18m max x 4.04m max)

A stunning room with a superb range of high quality shaker style base and wall mounted units comprising cupboards, drawers, and deep pan drawers, fitted dresser unit with cupboards, drawers and shelving, quartz working surfaces and upstands, quartz window sills, quartz topped central dining island incorporating four ring induction hob with filter system and cupboards and drawers beneath, underslung sink with mixer tap, NEFF built-in double electric hide and slide ovens, tall integrated fridge and freezer, integrated dishwasher, oak door to utility cupboard incorporating plumbing for washing machine, electric radiator and space for tumble dryer, electric radiator, tiled flooring, recessed ceiling lighting, uPVC double glazed window and an oak and glazed door leads to:

Spacious Lounge 20' 6" max x 13' 8" max (6.24m max x 4.16m max)

Beautifully appointed with a uPVC double glazed sash windows to front elevation enjoying lovely aspects over open fields, high quality engineered oak flooring, electric radiator, fireplace recess, oak and glazed staircase ascending to first floor, large hatch with stairs descending to large basement area and an oak door leads to:

Cloakroom

With vanity wash basin, WC, towel radiator and high quality engineered oak flooring.

From the Lounge an oak door leads to:

Dining Room/Snug 12' 0" x 10' 11" (3.65m x 3.32m)

With high quality engineered oak flooring, uPVC double glazed sash window to front elevation and electric radiator.

First Floor Landing

With two double glazed rooflights, electric radiator and an oak door leads to:

Master Bedroom 15' 6" x 14' 1" (4.72m x 4.29m)

A lovely spacious principal bedroom with a high vaulted ceiling incorporating double glazed rooflights to front and rear elevations, uPVC double glazed sash window to front elevation providing superb aspects over open fields, electric radiator and an oak door leads to:

En-Suite Shower Room

With a large walk-in shower cubicle, vanity wash basin, WC, towel radiator, attractive tiled flooring, LED sensor mirror, shower panels to walls and double glazed roof light.

From the Landing an oak door leads to:



Bedroom Two 12' 1" max x 11' 4" max (3.68m max x 3.45m max)
 With a high vaulted ceiling incorporating uPVC double rooflights to front and rear elevations, uPVC double glazed window to front elevation enjoying lovely far reaching views and electric radiator.

From the Landing an oak door leads to:

Bathroom

With a wide double ended panelled bath incorporating shower screen and shower over, vanity wash basin, WC, attractive tiled flooring, shower panels to walls, part tiled walling, double glazed rooflight, LED sensor mirror and a door to cupboard incorporating a pressurised cylinder system and immersion.

From the Landing an oak door leads to:

Bedroom Three 13' 10" max x 9' 10" max (4.21m max x 2.99m max)

With two double glazed rooflights, uPVC double glazed sash window to rear elevation enjoying superb views over rear garden and fields beyond and electric radiator.



Externally

The property stands upon the A529 within the village of Hankelow and overlooks fields to the front. The house benefits from a driveway which leads from the side to a parking area and rear garden. Within the rear garden stands an original spring-fed well that provides abundant water for a variety of usages.

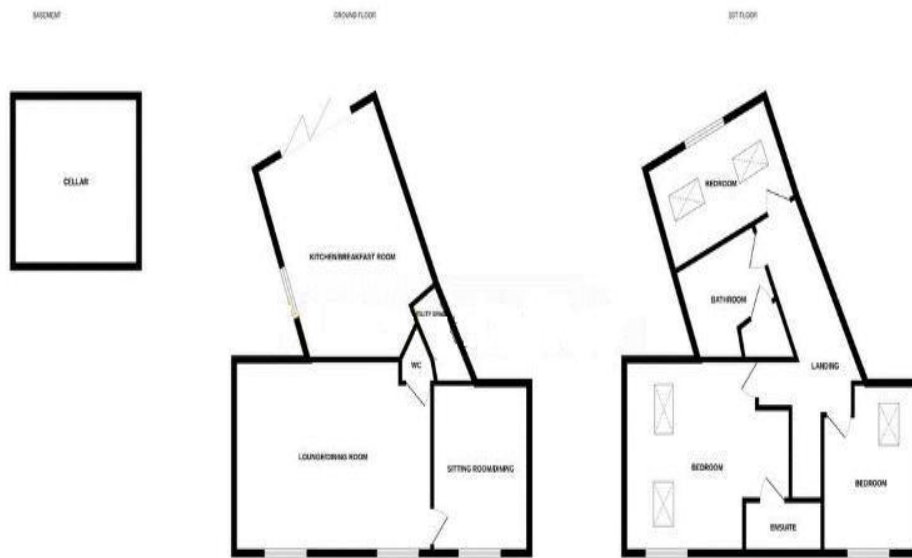
Tenure - Freehold.

Services

Electricity (WIFI app controlled), shared septic tank with Chime House (new), mains water and EV charger (not tested by Cheshire Lamont).

Directions

From Nantwich proceed along Wellington Road, onto Audlem Road and continue towards Audlem. Enter Hankelow village and the property is on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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