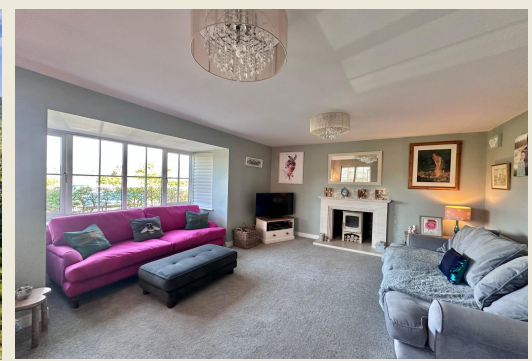




17 WELL FIELD WAY | HANKELOW NEAR AUDLEM | CHESHIRE | CW3 0FP | OIRO £575,000



An Outstanding Five Bedroom Detached Village Residence with Countryside Views

Occupying a prime position within a picturesque South Cheshire village, this exceptional five bedroom, three bathroom detached home offers beautifully presented, light-filled family size accommodation arranged over three impressive floors, complemented by landscaped gardens and glorious views across open fields to the front. Designed with modern family living in mind, the property combines generous proportions with a refined finish throughout. The welcoming entrance hall leads to a superb open-plan living space, where natural light floods through large windows and French doors, creating a bright and inviting atmosphere ideal for both everyday living and entertaining. The stylish kitchen is thoughtfully appointed with quality fittings and ample workspace, flowing seamlessly into dining and seating areas that both overlook and provide access to the superb enclosed rear garden. The accommodation is both versatile and expansive, with five well-proportioned bedrooms arranged across the upper floors. The principal suite provides a luxurious retreat, complete with a contemporary en-suite shower room, while additional bedrooms are served by two further well-appointed bathrooms, offering comfort and convenience for family and guests alike.

Externally, the property continues to impress. The landscaped gardens are beautifully maintained, offering a private and tranquil setting perfect for outdoor dining and relaxation complete with stunning porcelain paved seating & entertaining area to the rear together with a beautiful pergola and rich planting.

A generous driveway and integral garage provide ample parking and practical storage. To the front, the property enjoys delightful open views across surrounding fields, enhancing the sense of space and rural charm. Situated within a highly sought-after rural village in South Cheshire, the property benefits from a peaceful setting while remaining well connected to nearby market towns, excellent schools, and transport links.

A rare opportunity to acquire a substantial, high-quality home in an idyllic countryside location.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 5 miles through the villages of Stapeley & Hatherton. Before reaching the the Hankelow village green, upon entering the village turn right just before the right hand bend into Well Field Way and follow the road to the right. Bear left (with the open view in front of you) and the property will be observed on the left hand side.

LOCATION - HANKELOW & NEARBY AUDLEM

Set in a rural hamlet, amidst open countryside, the property is convenient for Nantwich (6 miles) & nearby Audlem village (2 miles). Situated in the pretty hamlet of Hankelow, set in classic English countryside within the beautiful surroundings of rural South Cheshire. For the more adventurous, just after the property, there is one of the best country walks in Cheshire, leading to the River Weaver, and the Shropshire Union Canal. For specialist shopping & exceptional dining, you are near the historic market town of Nantwich. 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. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has previously won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards and numerous 'Britain in Bloom' awards.



NANTWICH TOWN CENTRE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



AGENT'S NOTE:-

The stunning property within Heyford Meadows built by Heyford Homes to the Jay design offers exceptional quality fixtures & fittings throughout with enhanced specifications including:-

'Silestone Quartz kitchen worktops, undermounted stainless steel sink, built in AEG double electric oven, AEG induction hob & integrated washing machine to the kitchen.

Spot lights to the bathrooms & ensuite & Oak finished internal doors throughout.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS WC





EXTENSIVE KITCHEN DINING FAMILY ROOM

KITCHEN 12'5 x 16'4

DINING FAMILY AREA 17'8 x 9'4





SPACIOUS LIVING ROOM 18'10 x 15'10 max





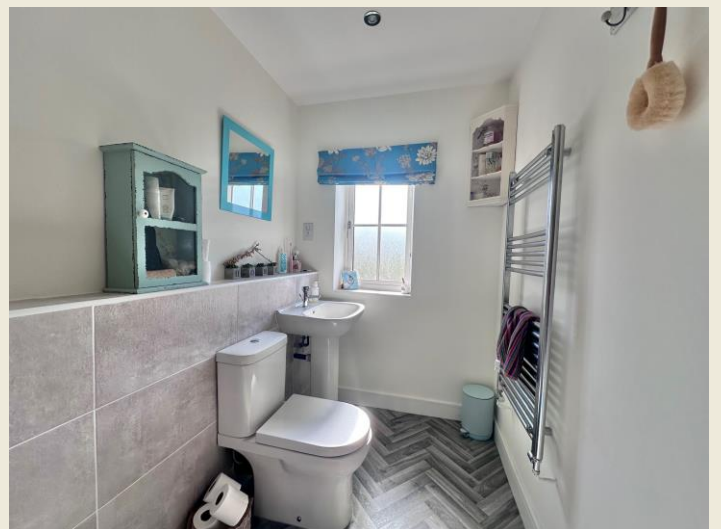
FIRST FLOOR LANDING



MASTER BEDROOM SUITE;-

BEDROOM ONE 17'0 x 15'1

ENSUITE SHOWER ROOM 12'1 x 5'2







BEDROOM TWO 12'11 x 11'5

BEDROOM THREE 12'6 x 12'7



FAMILY BATHROOM BATH & SHOWER ROOM 11'0 x 6'5





SECOND FLOOR LANDING

SHOWER ROOM & WC 6'2 x 5'8





BEDROOM FOUR 13'1 x 12'7

INTEGRAL SINGLE GARAGE

BEDROOM FIVE / STUDY 12'7 x 12'7

EPC RATING: C

COUNCIL TAX BAND: F



EXTERIOR

The property stands in a glorious edge of (small) development position boasting exceptional views & gardens of a good yet manageable size. Approached over a double width brick paved driveway lane there is a lawned front garden with hedging to front. The exceptional rear garden being predominantly lawned is the perfect spot to enjoy relaxing or entertaining particularly on the beautiful porcelain tile patio with pergola over. Offering a wonderful family friendly arrangement with specimen shrubs, plants & trees there is room for trampolines, and to play etc. The exterior is simply sublime & enables the perfect enjoyment of the idyllic location the delightful property is nestled in.

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). LPG gas fired central heating. Private drainage (septic tank). Solar panel fitted. 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. SERVICE CHARGE: £60 PCM.

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.

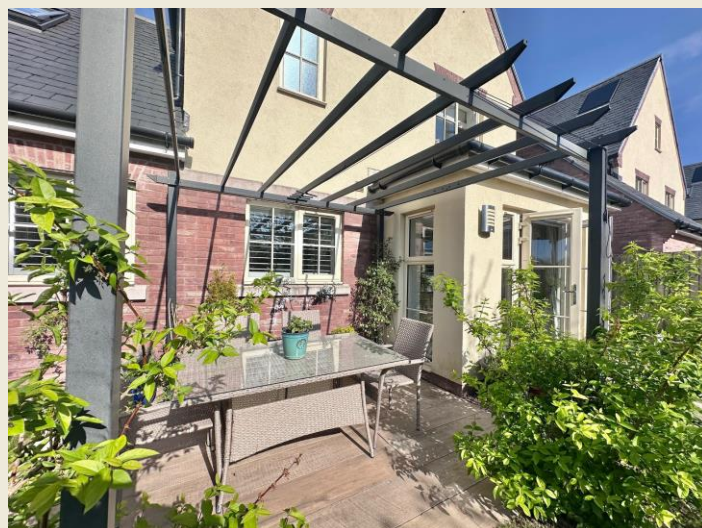
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

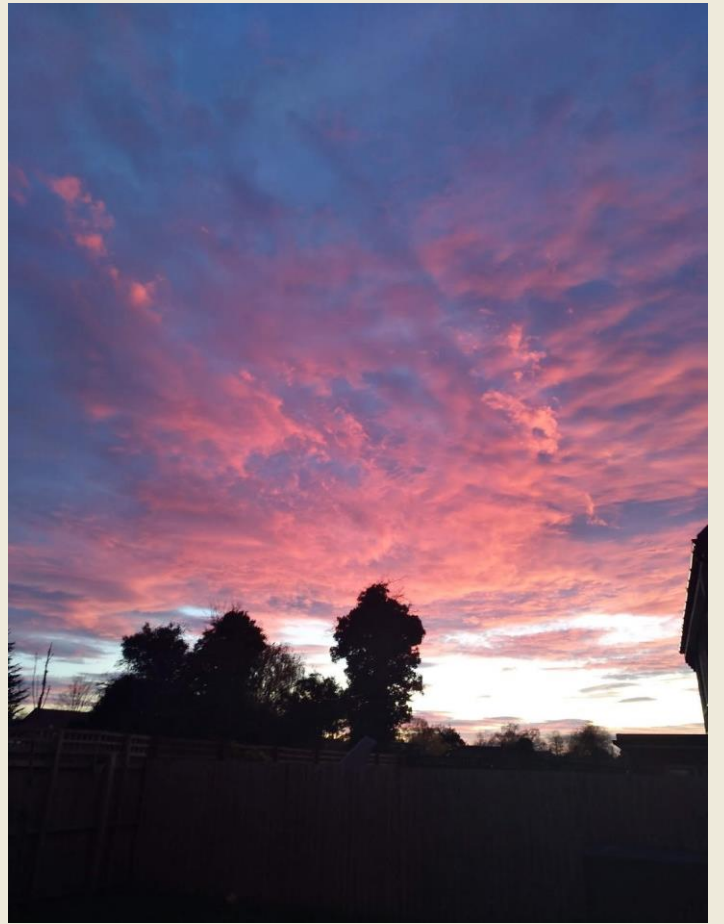
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

Your home may be repossessed if you do not keep up repayments on your mortgage.









VIEWS FROM THE PROPERTY





HANKELOW VILLAGE GREEN



FLOOR PLANS PENDING

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

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