



24 Station Road, Aston Juxta Mondrum, Nantwich, CW5 6DW

Guide Price £565,000



in association with



24 Station Road

Aston Juxta Mondrum, Nantwich

A substantial 1970's Detached three/four bedroom, three bathroom Dormer Bungalow, offering versatile and spacious improved accommodation with many individual noteworthy features. Open countryside views to the rear in an accessible and convenient rural location approx. 3 miles from Nantwich .Side carport, Open double garage, secure workshop/garage/office. Wood burning stove. Bespoke traditional kitchen and oak/pine sun room. Stone floors in part. Generous storage.

Generous proportions- all building parts approximate Internal areas 268.5m2 (2890ft2)

- **DIRECTIONS to CW56DW**

What3words /// reshaping.optimally.hedge

From Nantwich proceed along Barony Road, at the roundabout turn right towards Worleston/Church Minshull, proceed for 2.7 miles through Worleston, just before the railway bridge turn left into station road and the property is located on the right-hand side.

- A substantial 1970's Detached three/four bedroom Dormer Bungalow
- Generous proportions- all building parts approximate Internal areas 268.5m2 (2890ft2)
- The previous owner designed the property as a lock up and go with integrated security measures including the secure workshop, security cameras, shutters, and electric gates.
- Versatile and spacious improved accommodation with many individual noteworthy features
- Open countryside views to the rear in an accessible and convenient rural location approx. 3 miles from Nantwich
- Side carport, Open double garage, secure workshop/garage/office, wood burning stove, orangery and, secure workshop/garage/office.
- The rear workshop, garage and store adjoin the existing



24 Station Road

- **GENERAL REMARKS**

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

The previous owner designed the property as a lock up and go with integrated security measures including the secure workshop, security cameras, shutters, and electric gates. The rear workshop, garage and store adjoin the existing accommodation and offers tremendous potential for adaptation and alternative uses, particularly considering more people are discovering the benefits of working from home and a garden office is an ideal situation to create the perfect workplace balance in a productive setting.

As a family home near to a local primary school, for buyers prioritising location and a unique opportunity this is a compelling choice .Chain Free.

- **BUYER'S WAITING TO HEAR ABOUT YOUR HOME.**

If you like these details why not request a consultation with a local expert Mark Johnson FRICS. Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals our engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your home to the market and will keep you up to date with developing market news in the meantime.

Interested - let's start the conversation with how much your property could be worth and who we may have waiting on our books.





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• **OUT AND ABOUT –LOCATION & AMENITIES**

24 Station Road is set in lovely Cheshire countryside adjoining open fields, 3.5 miles North of Nantwich. The adjacent village of Worleston has a village shop and bakery, The Royal Oak pub/restaurant, a vibrant community centre, Rookery Hall and Leisure Centre, primary school, and a Church. Close by Nantwich offers a wider choice of shopping facilities, social amenities, and schools, as well as sporting facilities.

THE TOUR

See attached floor plan with approx. measurements

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

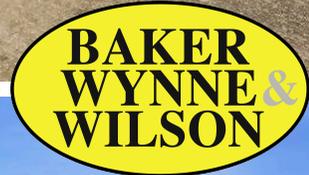
Rear Garden

A well proportioned gated garden plot adjoining open fields at the rear. Side carport. Feature open Double garage. Secure double garage/utility/workshop and store room with office and wc. Extensive concrete and set driveway. Powered gate. Front lawn.

SECURE GATED

5 Parking Spaces

Dedicated off road parking with two double garages and car port.





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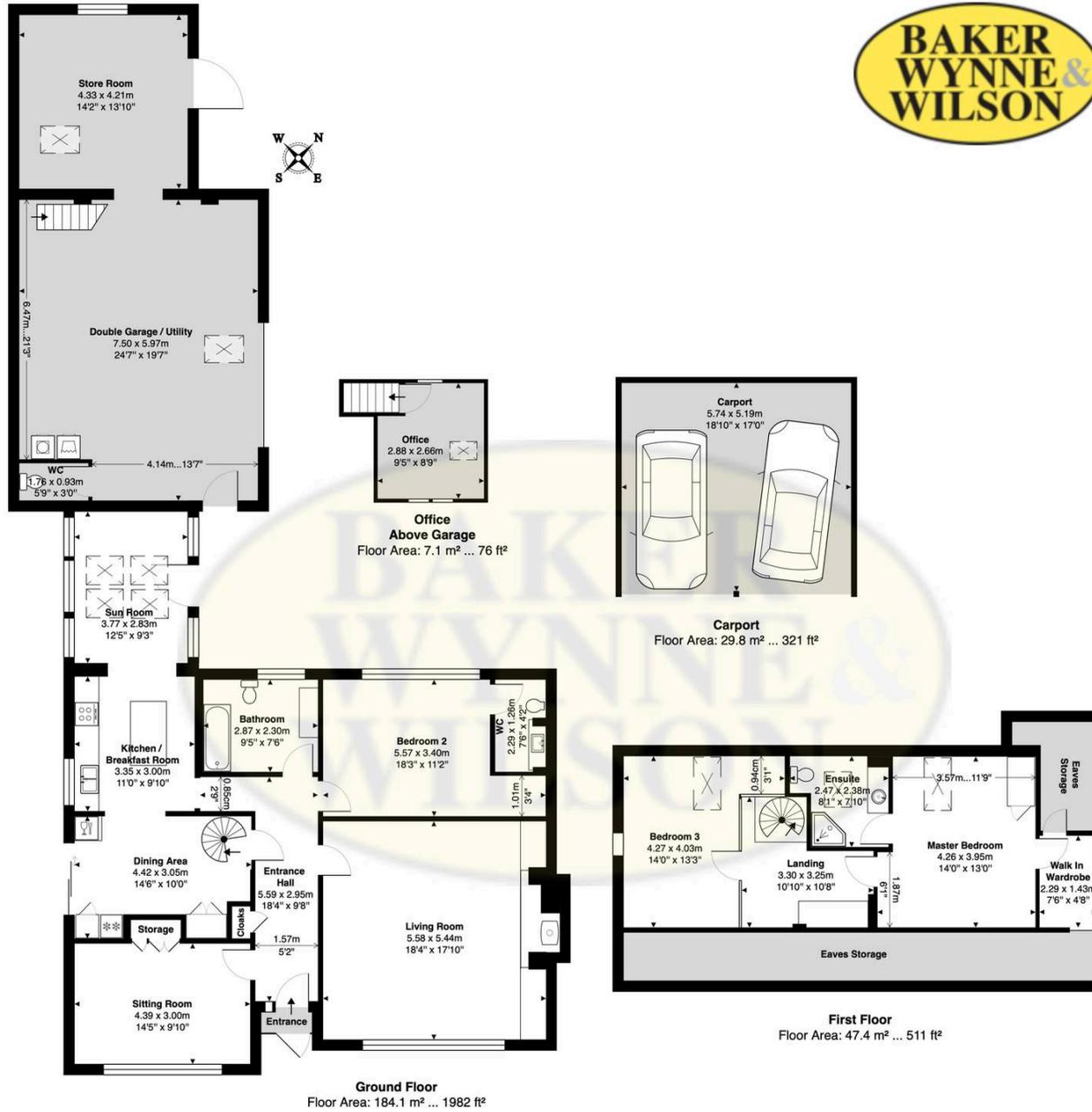
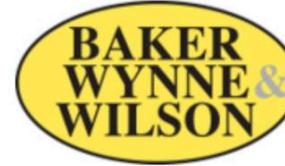




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All Building Parts Approximate Gross Internal Area: 268.5 m² ... 2890 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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Baker Wynne & Wilson, 38 Pepper Street - CW5 5AB

01270625214 • info@bakerwynneandwilson.com • bakerwynneandwilson.com/



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