



316 CREWE ROAD | WISTASTON | NANTWICH | CHESHIRE | CW5 6NN | £1,150,000



## Outstanding Elegant Residence | Double Garage With Self Contained Annexe Over | Generous Plot

Set behind a sweeping private driveway and occupying a substantial plot in a prime setting, this impressive & extremely stunning five/six bedroom, Five/six bathroom detached double fronted 1930's residence exuding Art Deco flair & immense charm offering exceptional family living in a prestigious and highly sought-after location. Combining striking architectural design with generous proportions throughout, the imposing unique property presents an outstanding opportunity for those seeking space, privacy, and refined living.

The attractive exterior showcases classic red brick elevations enhanced by distinctive Tudor-style detailing and large bay windows, creating a timeless and elegant presence. A spacious driveway provides extensive off-road parking and leads to a detached double garage with one bedroom annexe over.

The property is framed by mature hedging and well-maintained lawned gardens, offering a high degree of privacy and a welcoming approach.

Internally, the home is designed for modern family life with its five bedrooms – four ensuite, featuring bright, well-balanced accommodation with excellent natural light throughout.

Multiple reception areas provide versatile living and entertaining space, while the generous layout allows for both formal and informal family living.

The property offers comfortable bedroom accommodation to the first floor, including spacious principal rooms and family facilities, all presented within a practical, chic yet functional layout.

The surrounding grounds offer excellent outdoor space for relaxation, entertaining, and family enjoyment, with large lawns, paved patio and established Magnolia tree.

Situated in a quiet and desirable residential area, the property is conveniently located for highly regarded schools, local amenities, and excellent transport links, making it ideal for families and commuters alike.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. The property will be located on the right hand side well screened from the road & approached through double electric gates.

#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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 statuesque residence is an absolute gem of a property providing vast multi generational living opportunity. The principle home offers in excess of 3600 sq ft of beautiful and highly versatile accommodation having been superbly enhanced by the present owner. Discerning buyers are sure to be extremely impressed.

#### THE ACCOMMODATION:-

ENCLOSED ENTRANCE PORCH 5'5 x 3'8





RECEPTION HALL 14'0 x 13'6





SITTING ROOM 21'0 x 18'2



EXTENDED KITCHEN DINING FAMILY ROOM 28'4 x 28'4

'CONCEALED' UTILITY ROOM 10'3 x 7'3







INNER HALLWAY / CLOAKS CUPBOARD 4'4 x 3'10

FAMILY / GAMES / LEISURE ROOM 21'9 x 13'11

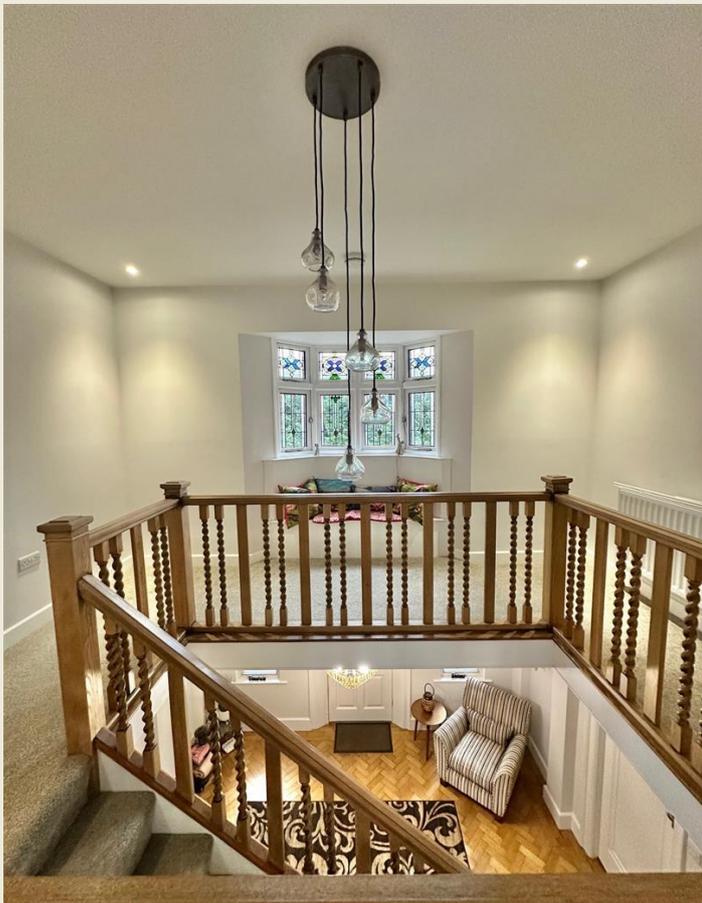
SEPARATE WC 5'9 x 3'10

LIVING ROOM / FORMAL DINING ROOM 17'1 x 14'4





IMPRESSIVE GALLERIED FIRST FLOOR LANDING 13'10 x 13'0



BEDROOM THREE 17'2 x 13'11

ENSUITE SHOWER ROOM 9'3 x 4'9

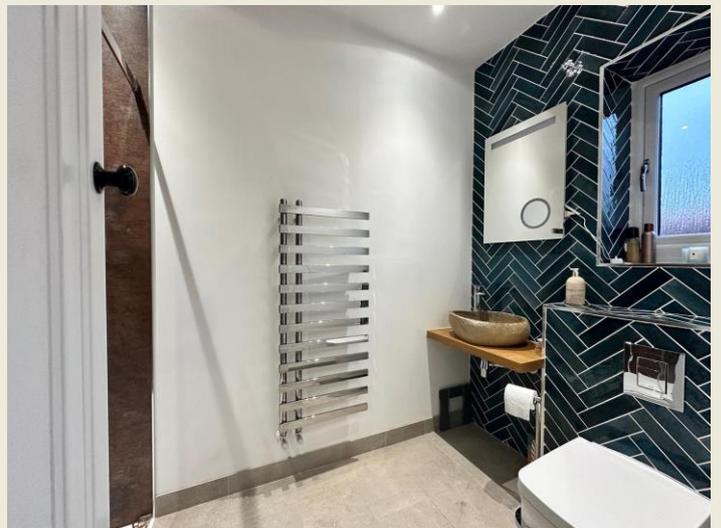




MASTER BEDROOM SUITE:-

BEDROOM ONE 17'6 x 14'5

WALK THROUGH DRESSING ROOM 10'6 x 9'1



LUXURY ENSUITE SHOWER ROOM 8'10 x 9'1

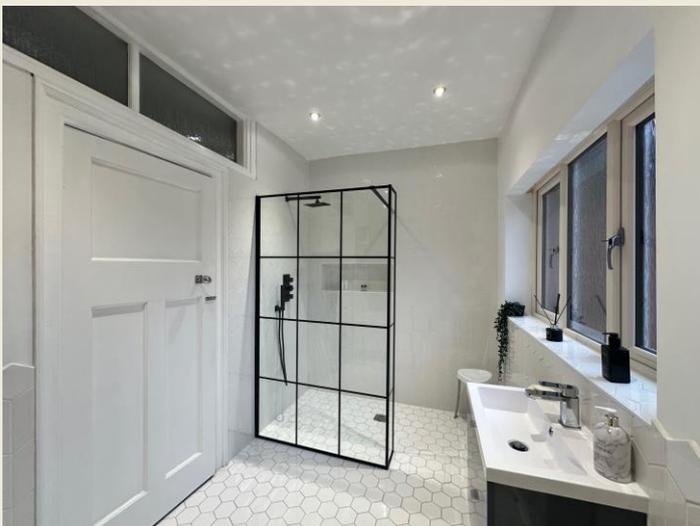




FAMILY BATH & SHOWER ROOM 13'4 x 6'4

BEDROOM TWO 26'2 x 12'5

ENSUITE SHOWER ROOM 9'3 x 4'9

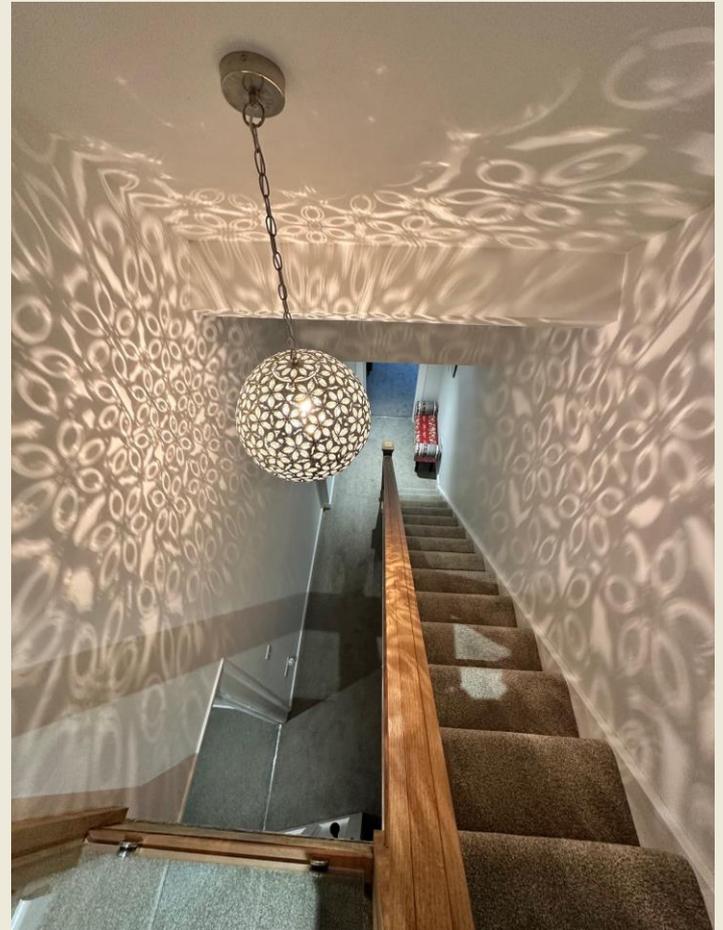




INNER HALLWAY 15'7 x 4'11  
ACCESS TO BEDROOM FOUR & STAIRS RISING TO BEDROOM FIVE & ENSUITE SHOWER ROOM

BEDROOM FOUR 13'10 x 10'2

SECOND FLOOR LANDING 6'4 x 5'5





BEDROOM FIVE 13'10 x 11'4

ENSUITE SHOWER ROOM 6'1 x 6'0



EPC RATING: D

COUNCIL TAX BAND: G

**EXTERIOR**

The stunning property stands discreetly behind an established hedge which provides a delightful screen. The brick curved walls and wrought iron gate provide a pleasant approach opening to the large Tarmacadam driveway with spacious turning area enabling superior parking space.

Detached double garage with one bedroom annexe over. There is a mature lawn and planting to the front & side access leading to the rear garden. The impressive large rear garden offers a glorious space for relaxation, play & entertaining being predominantly laid to lawn there is also an excellent generous paved patio.

A specimen Magnolia tree provides a beautiful feature.

Bordered by mature hedging, the garden enjoys an excellent degree of privacy.

DETACHED DOUBLE GARAGE WITH ONE BEDROOM ANEXE OVER:-

DOUBLE GARAGE 18'6 x 18'4

ANNEXE:- Potential additional accommodation.

OPEN PLAN LIVING SPACE 17'10 x 13'8

KITCHEN

SHOWER ROOM 8'1 x 4'7

BEDROOM



#### SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. 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.

#### 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](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

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.

#### 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.

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#### 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](mailto: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.

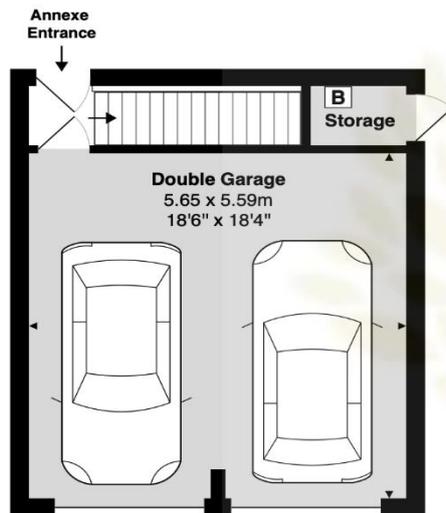




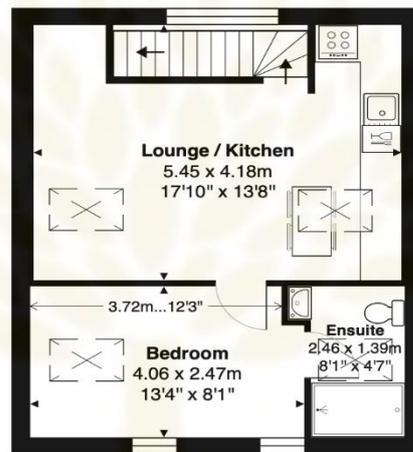








**Double Garage**  
Floor Area: 37.7 m<sup>2</sup> ... 406 ft<sup>2</sup>



**Annexe  
(Above Double Garage)**  
Floor Area: 37.0 m<sup>2</sup> ... 399 ft<sup>2</sup>