



1 Plantation Close, Aston – CW5 8DZ

Guide Price £660,000



in association with



1 Plantation Close

Aston, Nantwich

AN ATTRACTIVE, TASTEFULLY ENLARGED, HIGH SPECIFICATION DETACHED HOUSE, FRONTING WRENBURY ROAD, ENJOYING A LOVELY WOODLAND BACKDROP IN A CENTRAL VILLAGE LOCATION

NO ONWARD CHAIN



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SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Sitting Room, Study, Kitchen/Living/Dining/Family Room, Utility Room, Galleried Landing, Master Bedroom with Ensuite Shower Room, Bedroom No. 2 with Ensuite Shower Room, Two Further Double Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Car Parking Space, Brick Garage, Gardens.

DIRECTIONS

From Nantwich, take the A530 Whitchurch Road past Nantwich lake for about four miles, at the crossroads turn right on Wrenbury Road, proceed for 100 yards and the property it located on the right hand side.

DESCRIPTION

This fine, two storey, detached house was built in 2010 of brick under a tiled roof and is approached over a gravelled drive. The owners have refurbished, extended and radically transformed the house over the last ten years so as to create an on point family home. All bathrooms are by Griggs Boutique Bathrooms of Nantwich. The media centre and master bedroom furniture is Sharpes.

LOCATION & AMENITIES

1 Plantation Close is situated on Wrenbury Road, two miles from Wrenbury village centre and four miles from the market town of Nantwich. The house lies within walking distance of The Bhurty pub/restaurant and coffee shop (350 yards), Longmans Farm Shop (half a mile). Wrenbury has a general store/post office, primary school, church and public house. There is also a medical centre in Wrenbury. Also near by is the well attended tennis club, bowling club and Aston cricket club.



The property lies in the catchment area for Sound Primary School, and Brine Leas High School/BL6 Sixth Form College. Approximate distances: Nantwich 4 miles Crewe with its intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 9 miles Whitchurch 6 miles Chester 16 miles Stoke on Trent 18 miles. M6 Motorway (junction 16) 14 miles Manchester and Liverpool 40 miles.

ACCOMMODATION

With approximate measurements comprises:

Entrance Porch

Quarry tiled floor.

Entrance Hall

11' 5" x 13' 8" (3.49m x 4.16m)

Oak floor, two double glazed windows, entrance door, two radiators.

Cloakroom

3' 7" x 8' 10" (1.09m x 2.68m)

White suite comprising low flush W/C and vanity unit with inset hand basin, half tiled walls, oak floor, radiator.

Snug

11' 8" x 12' 8" (3.55m x 3.86m)

Double glazed window with shutters, radiator.

Study

10' 5" x 12' 4" (3.17m x 3.76m)

Double glazed window with shutters, double doors to living room, radiator.

Kitchen / Breakfast / Dining / Family Room

16' 3" x 34' 1" (4.96m x 10.38m)

Media centre by Sharps, three picture lights, inset ceiling lighting, spotlights, tiled floor, carpet in living area, double glazed bi folding doors, excellent range of fitted kitchen furniture comprising floor standing cupboard and drawers with granite worktops, wall cupboards, inset one and half bowl single drainer sink unit with cupboards under, built-in broom cupboard, Bosch integrated dishwasher, Neff integrated oven, grill and four burner gas hob unit with extractor hood above, wine cooler, two radiators.



Utility Room

6' 4" x 8' 10" (1.92m x 2.69m)

Belfast sink, floor standing cupboard units with granite worktop, tiled floor, part tiled walls, Mistral oil fired combination boiler, hanging fitting, washing maid.

Stairs from Reception Hall to Galliered Landing

11' 5" x 18' 7" (3.48m x 5.66m)

Sharps fitted furniture, double glazed window with shutters, access to loft.

Master Bedroom

11' 9" x 21' 3" (3.57m x 6.47m)

Range of Sharps fitted furniture comprising two bed side cabinets, three chest of drawers, built in double wardrobe, double glazed window with shutters, radiator.

En-Suite Shower Room

5' 6" x 6' 5" (1.67m x 1.95m)

White suite with anthracite fittings comprising low flush W/C and vanity unit with inset hand basin, walk in shower with rain head shower and hand held shower, inset lit mirror fitting with charger, double glazed window, fully tiled walls, tiled floor, designer radiator.

Bedroom 2

10' 4" x 17' 8" (3.16m x 5.38m)

Built in double wardrobe with sliding doors, radiator,

En-Suite Shower Room

White suite comprising low flush W/C and vanity unit, inset hand basin, tiled shower cubicle, shower, bathroom cabinet with mirrored doors, fully tiled walls, chrome radiator/towel rail.

Bedroom 3

10' 5" x 13' 1" (3.17m x 3.98m)

Radiator.

Bedroom 4

10' 5" x 12' 8" (3.17m x 3.86m)

Double glazed window with shutters, radiator.



Bathroom

7' 1" x 7' 1" (2.15m x 2.15m)

White suite comprising bath with stand alone tap and hand held shower, low flush W/C, vanity unit with inset hand basin, fully tiled walls, lit mirrored fitting, chrome radiator/towel rail.

Outside

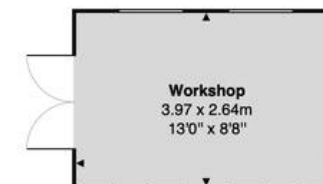
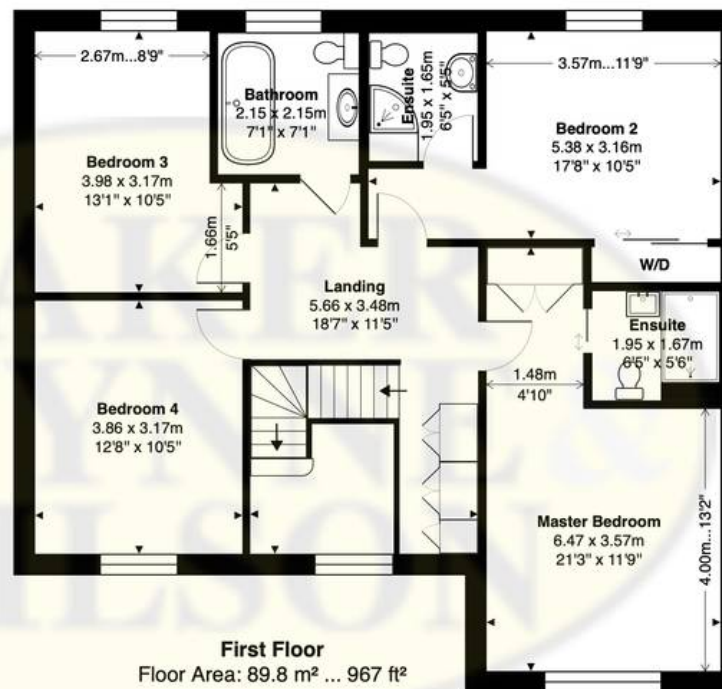
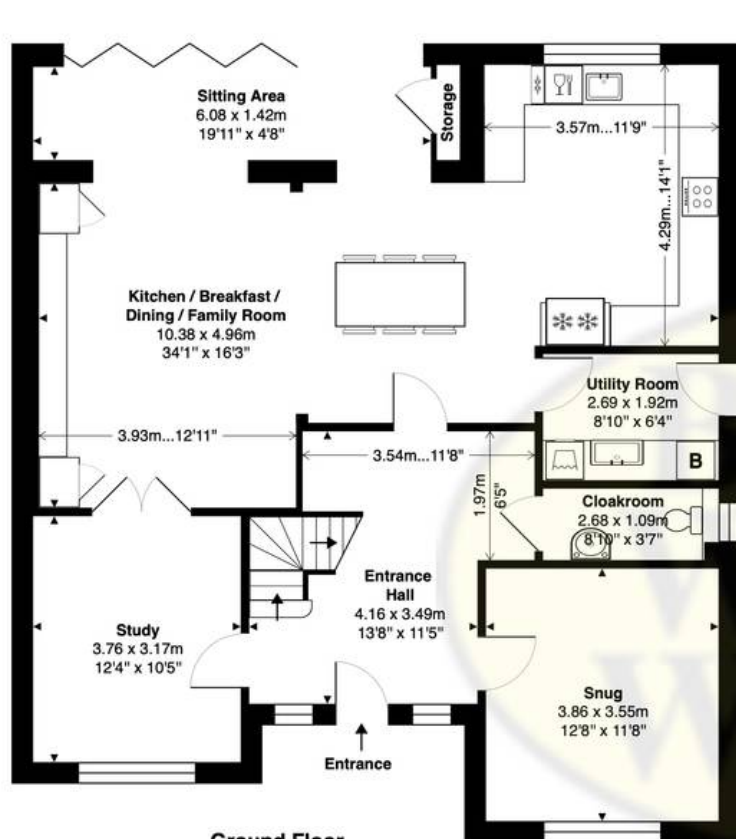
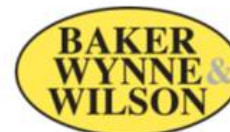
Gravel parking for two cars in front of house. Brick built tiled roof
GARAGE 16'9" x 13'2" up and over door, power and light, additional car parking space, garage. Outside tap and power points.
Exterior lighting.

Workshop

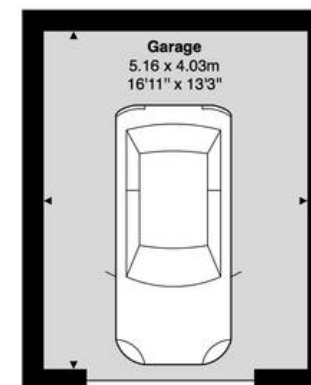
8' 8" x 13' 0" (2.64m x 3.97m)



**BAKER
WYNNE &
WILSON**



Workshop
Floor Area: 10.5 m² ... 113 ft²



Garage
Floor Area: 20.8 m² ... 224 ft²

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Approximate Gross Internal Area: 231.8 m² ... 2495 ft² Includes Garage / Workshop

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.

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