



29 SHEPPENHALL GROVE | ASTON | NANTWICH | CHESHIRE | CW5 8DF | OIRO £399,950



29 Sheppenhall Grove

Aston, Nantwich, Cheshire, CW5 8DF

An exceptional Georgian style four bedroom, two bathroom detached family size house of considerable appeal, spacious & well appointed throughout with tasteful chic decor. Boasting an excellent size established rear garden, garage & double width driveway. Located in a superb popular village cul de sac.

The superb accommodation briefly comprises; Georgian style porch, Entrance Hall, Spacious Living Room with open fire, Formal Dining Room, Breakfast Kitchen, Snug/Office/Playroom, Cloaks/WC, attached garage. First Floor Landing, Master Bedroom One with contemporary remodelled Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Remodelled Contemporary Bathroom with separate shower.

Double width driveway & highly attractive front garden with well stocked borders. Superb secure rear garden (ideal for families & pets) with spacious lawn, excellent size patio & seating area, various established borders & evergreens.

Within Brine Leas school catchment & within driving distance of primary schools.

VIEWING STRONGLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office along Hospital Street. Turn right at the mini roundabout and continue past Morrison's supermarket. At the next roundabout turn left into Wellington Road, going over the level crossing and past St. Anne's Primary School on the right hand side. Turn right into Park Road (signposted A530 Whitchurch) and proceed past Nantwich Lake towards Whitchurch. Upon reaching Aston crossroads turn left into Sheppenhall Lane then left again into Sheppenhall Grove. Continue & bear left at the top of the grove & the property will be observed on the left hand side.

ASTON

Aston lies between the larger villages of Wrenbury (1 1/4 miles north west) and Audlem (3 3/4 miles south east), with Nantwich being 4 1/4 miles to the north east. The main part of the village is located on Wrenbury Road north west of the A530; the southern part lies along the Sheppenhall Lane south of the A530. The Cheshire Cycleway and South Cheshire Way long-distance path run through the village, and the Welsh Marches railway line runs 1/2 mile to the north west. Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House & is within easy travelling distance of Wrenbury which has its own Doctors Surgery, Railway Station, Post Office, General Store & a Primary School.

There are Primary Schools at Wrenbury, Sound & Audlem, and Nantwich has Secondary & Primary Schools.

NOTE (1): The 'Good Pub Guide 2015' lists the Bhurtpore Public House in Aston as one of Britain's Top Ten Pubs for beer and also Top Ten Pubs for whiskey. Tel 01270 780917.

NOTE (2): The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line.

NEARBY NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 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 Aide 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 new 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 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION

With approximate dimensions, comprises:-

ENTRANCE HALL

Bespoke timber part glazed entrance door., ceiling light point, uPVC double glazed window to the front, highly attractive parquet floor, radiator, stairs rising to the first floor with space beneath.

SPACIOUS LIVING ROOM

An extremely spacious and beautifully appointed room of outstanding proportions. Wall light points, large uPVC double window to the front elevation with bespoke blind, radiator, TV and telephone points, open fireplace with marble surround. Double opening glazed doors to the Formal Dining Room.





LIVING ROOM

FORMAL DINING ROOM





FORMAL DINING ROOM

Elegantly appointed and superbly proportioned with direct garden access. Ceiling light point, ceiling coving, radiator, uPVC double glazed sliding patio doors to the rear garden, hatch with double opening doors to the Kitchen.

KITCHEN BREAKFAST ROOM

With effervescent decor and glorious garden view, the kitchen is comprehensively equipped with an attractive range of light beech effect wall, base and drawer units to three elevations with granite effect roll top laminate work surfaces and inset 1.5 bowl stainless steel sink unit with mixer tap. Ceiling light points, uPVC double glazed window to the rear with attractive garden views, part tiled walls, tiled floor. Electric hob with extractor over, Bosch double electric eye level ovens, integrated dishwasher. Space for tall fridge/freezer, breakfast bar with cupboards beneath.





CLOAKS / WC

Ceiling light point, uPVC double glazed window to the side, low level WC, wash hand basin, part tiled walls, radiator, tiled floor.



SNUG / OFFICE / PLAYROOM

An excellent, versatile space with ceiling light point, uPVC double glazed window to the rear with delightful garden views, TV point, radiator, tiled floor, uPVC double glazed door to the side. Doors to the Cloaks/ WC & Garage.

FIRST FLOOR LANDING

Two ceiling light points, radiator, uPVC double glazed window to the side, loft access.





MASTER BEDROOM ONE

Elegant, chic decor with ceiling light point, radiator, uPVC double glazed window to the front elevation with bespoke blind, TV and telephone points. Door to the Ensuite Shower Room.



ENSUITE SHOWER ROOM

Recently remodelled to great effect, featuring a corner walk in shower cubicle with large over head mains shower, part tiled walls, low level WC, corner wash hand basin on an attractive base cupboard unit, tall chrome ladder towel rail/radiator, recessed ceiling spot lights, tiled floor, radiator.





BEDROOM TWO

BEDROOM THREE





Ceiling light point, uPVC double glazed window to the rear elevation with super garden view.

BEDROOM THREE

Ceiling light point, uPVC double glazed window to the rear elevation over looking the garden.

FAMILY BATHROOM WITH SEPARATE SHOWER

An exuberant scheme of decor & a wonderful remodelled space. Panel bath with mixer taps & hand held shower attachment, corner curved shower cubicle with mains shower (fully tiled where visible), wash hand basin & concealed cistern WC inset into vanity base level cupboard unit, recessed ceiling spotlights, uPVC double glazed windows to the rear elevation, shaver point, part tiled walls, chrome ladder radiator, tiled floor.





BEDROOM FOUR / OFFICE

Ceiling light point, radiator, uPVC double glazed window to the front with pleasant cul de sac outlook.



ATTACHED DOUBLE GARAGE

Up & over door, power & light. Personal door to the Snug / Office / Playroom.

EXTERIOR

The property stands in a wonderful location amidst an established & popular cul de sac within the village of Aston.

Boasting ample parking and gardens, the property is approached over a double width driveway & enjoys a delightfully attractive front lawned garden with richly stocked borders. An open Georgian style porch features a tiled step & courtesy lighting. Side gated access to the rear garden.

Boasting a pleasant size mature rear garden, there is an extensive lawn with seating area & timber pergola, various evergreens, established evergreen hedging & richly planted shaped borders. An excellent size paved patio with vegetable plot is located directly to the rear of the property.

EPC RATING: TBC

COUNCIL TAX BAND: E

SERVICES

Mains water, electricity & drainage are either connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired 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

Presumed 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 & 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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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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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 **

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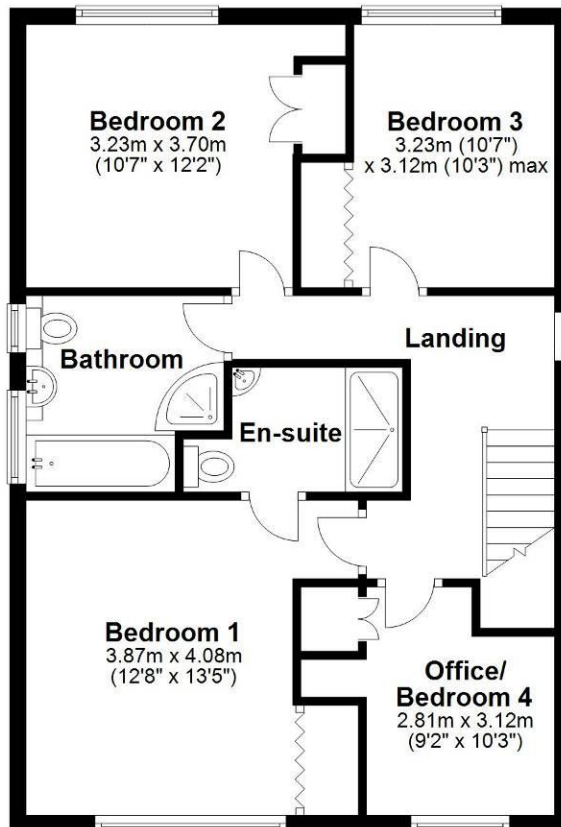
Ground Floor

Approx. 103.4 sq. metres (1112.7 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk