



11 MILLERS GROVE | 'MARBURY MEADOWS', WRENBURY | CHESHIRE | CW5 8FQ | OIRO £485,000





# 11 Millers Grove, 'Marbury Meadows', Wrenbury, Cheshire, CW5 8FQ

An exceptional detached five bedroom, two bathroom freehold executive style chic and stylish village house standing on the edge of the superb Bovis built development and boasting an outstanding and wonderful open view over fields to the front.

The stunning accommodation briefly comprises; Entrance Hall, Utility/Cloaks WC, Living Room with superb open front aspect, spacious Kitchen Dining Family Room with wider than standard UPVC double glazed French doors, Master Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom.

Lawned front garden with driveway providing excellent off road parking.

Single garage with fitted electric roller door.

Lawned rear garden with high specification timber built and painted summerhouse which could easily be used as a home office. UPVC double glazing throughout and air source heating.

**Prompt inspection is highly recommended to appreciate the wealth of enhanced specification throughout the exceptional property.**







## WRENBURY VILLAGE

### DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left into Queens Drive. Follow this road to the top and over the canal bridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal for the 2nd time proceed into the village passing the pretty village primary school on the right hand side. Continue towards the pretty village green and continue towards the canal. The entrance to the pleasant rural development will be observed on the left hand side, continue and turn right into Millers Grove. Bear left to the end and the property will be observed on the left hand side.

### WRENBURY VILLAGE

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

### NEARBY 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. 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.







#### AGENTS NOTES:

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself was featured in The Times September 2021, being identified as one of the UK's best 50 villages and benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a new Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

#### AGENTS NOTE

Since purchasing the property from new, the current owners have enhanced the stunning chic home including the fitting of bespoke oak internal doors, the fitting of a remote control electric roller garage door, external timber Summerhouse. The property also benefits from ultra fast fibre broadband and TV/data points to all rooms. In all, the stunning executive family size home is extremely desirable, nestled in an outstanding edge of development position, and is highly recommended, particularly to appreciate the beautiful views over open fields.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ENTRANCE HALL

Attractive entrance door fitted by the present owners. Ceiling light points. Radiator. Attractive stairs rising to the first floor having been altered in oak, glass and chrome. The vendors have also had an understairs cupboard fitted which provides ideal practical storage.





#### UTILITY ROOM / CLOAKS WC

Attractive and practical with WC, wash hand basin, recessed ceiling spotlights, UPVC double glazed window, radiator, tiled floor. Work surface with space & plumbing for washing machine.



#### SITTING ROOM

An immaculately presented and well proportioned reception room with light points, radiator, UPVC double glazed bay window to the front with highly attractive open outlook. Bespoke oak double doors to the kitchen dining family room, TV and telephone points.







#### KITCHEN DINING FAMILY ROOM

Magnificently appointed, light and spacious incorporating a comprehensively well equipped kitchen with highly attractive glass effect wall, base and drawer units to two elevations and fitted with a stunning pale Quartz work surface and upstands, inset sink unit and mixer tap. Integrated appliances include induction hob with extractor over, eye level electric oven/grill, fridge freezer & dishwasher. Two ceiling light points, 2 radiators, UPVC double glazed window and recently fitted widened double opening French doors leading directly to the rear garden. Tiled floor. Extensive space for dining and relaxing.





KITCHEN DINING FAMILY ROOM

**STUDY / PLAYROOM**

Ceiling light point. Telephone point. UPVC double glazed window to the front with delightful open outlook. Radiator.



**FIRST FLOOR LANDING**

Ceiling light point. Smoke detector. Radiator. Loft access.







#### MASTER BEDROOM ONE

Elegantly appointed with a most inspiring open view to the front over expansive open fields, ceiling light point, radiator, UPVC double glazed windows, TV point. Bespoke oak doors to the built in wardrobes.

#### ENSUITE SHOWER ROOM

Walk in shower cubicle, fully tiled where visible with mains shower, wall mounted wash hand basin and WC. Recessed ceiling spotlights. Part tiled walls and floor. UPVC double glazed window. Radiator.







#### BEDROOM TWO

Ceiling light point. TV point. Radiator. UPVC double glazed window with stunning front outlook towards fields.

#### BEDROOM THREE

Ceiling light point. TV point. Radiator. UPVC double glazed window with pleasant outlook.







#### FAMILY BATHROOM

Walk in shower cubicle, fully tiled where visible with mains shower, wall mounted wash hand basin and WC. Panel bath. Recessed ceiling spotlights. Part tiled walls and floor. UPVC double glazed window. Radiator.

#### BEDROOM FOUR

Ceiling light point. TV point. Radiator. UPVC double glazed window.



#### BEDROOM FIVE

Ceiling light point. TV point. Radiator. UPVC double glazed window with pleasant outlook. (This room could also be used as an office if required).

Presently used as a dressing room, there are magnificent bespoke high quality wardrobes with mirror front & hanging and shelving.







#### EXTERIOR

The substantial country residence stands in a glorious and sought after edge of development position overlooking majestic fields. There is an extremely attractive lawned garden frontage with various shrubs and plants and pathway leading to the front entrance. Tarmacadam driveway providing ample off road parking. The present vendors have fitted an electric roller door to the single garage which also has power, light and highly practical personal door to the rear which again the present vendors have had installed. Timber gate to the side opening to paved area, beyond is a lawned garden being fully enclosed. Centrally positioned is the magnificent high quality timber and painted summerhouse (with electricity). It would make an ideal external home office space and is presently used as a workshop.

EPC RATING: B

COUNCIL TAX BAND: F

#### SERVICES

All mains water, electricity & drainage are connected (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

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

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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.













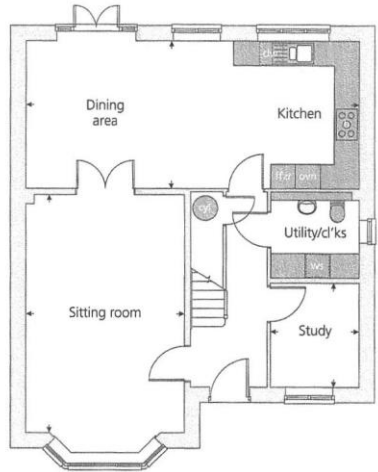
## THE OXFORD 5 BEDROOM HOUSE

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This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor.

\* Windows apply to selected plots only. Please see sales advisor for further details.

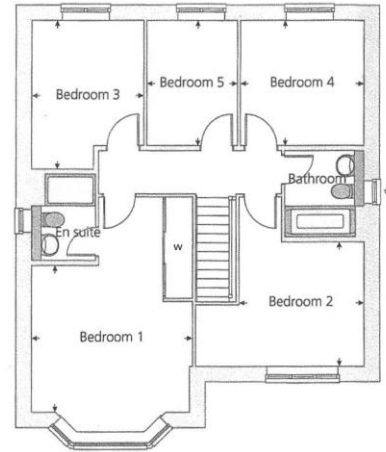
ovn	oven	w	wardrobe
h	hob	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
dw	dishwasher	++	measuring points
ffr	fridge freezer		

Note: Spaces marked for specific appliances in the kitchen are designed for integrated models only.



Ground floor

Ground floor	metres	feet/inches
Kitchen/dining area	8.00 x 3.60	26' 3" x 11' 10"
Sitting room	5.80 x 3.80	19' 0" x 12' 6"
Study	2.54 x 2.12	8' 4" x 6' 11"



First floor

First floor	metres	feet/inches
Bedroom 1	3.88 x 3.62	12' 8" x 11' 10"
Bedroom 2	3.08 x 3.01	10' 1" x 9' 10"
Bedroom 3	3.62 x 2.70	11' 10" x 8' 10"
Bedroom 4	3.05 x 2.97	10' 0" x 9' 9"
Bedroom 5	3.05 x 2.18	10' 0" x 7' 2"



The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. When you have finished with this leaflet please recycle it. NWREN Printed 03.2016

### 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.



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