



2 PLANTATION CLOSE | WRENBURY ROAD | ASTON | CHESHIRE | CW5 8DZ | OIRO £525,000



2 Plantation Close, Wrenbury Road, Aston, Nantwich, Cheshire, CW5 8DZ

An impressive & spacious Four Bedroom, Three Bathroom, Executive-style Village House, one of only two bespoke built properties boasting luxurious accommodation being ideal for a variety of discerning buyers.

Within the catchment for Brine Leas Academy, the property stands in a rural yet convenient position with the charming villages of Wrenbury & Audlem a drive away & the excellent market town of Nantwich again a short distance away with its varied facilities.

Briefly comprising Impressive Entrance Hall with high ceiling, Cloaks/WC, Kitchen Dining Family Room with excellent garden outlook, Utility Room, Formal Dining Room, Living Room, Family Room/Office.

Superb Galleried First Floor Landing, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Two & Ensuite Shower Room, Bedroom Three, Bedroom Four, Luxurious Bathroom with 'Travertine'.

Single Garage (semi detached) and extensive parking & turning to the gravelled driveway. Professionally landscaped & beautifully presented lawned gardens with highly attractive low dry stone wall being richly planted & delightfully positioned seating & entertaining areas.

Home Office / Hobby Room: 13'6" x 9'4" with charming garden outlook.

UPVC Double Glazing & Oil fired C.H.





NEARBY WRENBURY VILLAGE

DIRECTIONS

Proceed out of Nantwich along Whitchurch Road (A530) through Sound & Broomhall. Upon entering the village of Aston. Upon reaching the crossroads turn right into Wrenbury Road & turn immediately right into Plantation Close where the property will be observed immediately ahead.

LOCATION

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. Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council 01270 619224.

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.

NANTWICH

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 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

A superb & impressive Entrance Hall, UPVC Double glazed entrance door. Two UPVC double glazed windows to the front elevation, radiator, turned stairs rising to the first floor, recessed ceiling spotlights, smoke detector, attractive 'Travertine' tiled floor.

CLOAKS / WC

Low level WC, pedestal wash hand basin with mixer tap, attractive part tiled walls, ceiling light point, extractor fan, radiator, UPVC double glazed window to front, continuation of the attractive 'Travertine' tiled floor.





OPEN PLAN KITCHEN DINING FAMILY ROOM





OPEN PLAN KITCHEN DINING FAMILY ROOM

An exceptionally well proportioned family friendly & sociable entertaining space with a delightful garden vista. The kitchen area itself is comprehensively well equipped with a range of highly attractive white wall, base & drawer units with brushed chrome contemporary handles. Stunning Granite work surfaces with inset 1.5 bowl stainless steel single drainer sink unit with mixer tap, extending to an excellent size peninsula.

APPLIANCES INCLUDE: 'Smeg' range cooker with two electric ovens, gas hob with Granite splash back and extractor canopy over. Candy fridge freezer, Candy dishwasher.

Recessed ceiling spotlights. Three UPVC double glazed windows & UPVC Double glazed double opening French doors with side lights leading to beautiful garden. UPVC double glazed window to side, recessed ceiling spotlights, three radiators. TV aerial point, beautiful tiled 'Travertine' floor. Door to Utility Room.



UTILITY ROOM

White coloured base units beneath simulated granite effect work surface and inset 1.5 bowl stainless steel single drainer sink unit. Integrated Candy combined washing machine/dryer, UPVC double glazed window, ceiling light point, extractor fan, floor standing 'Mistral' oil central heating boiler, UPVC double glazed door to side, continuation of attractive floor, radiator.



LIVING ROOM & FAMILY ROOM / OFFICE





LIVING ROOM

Well proportioned with super view over the rear garden. Ceiling light point, coving, radiator, UPVC double glazed window to rear overlooking the garden, TV aerial point. Double doors opening to the Family Room / Office.

FAMILY ROOM

Ceiling light point, radiator, UPVC double glazed window to front, telephone point.

FORMAL DINING ROOM

Ceiling light point, radiator, UPVC Double glazed French doors to rear.



GALLERIED FIRST FLOOR LANDING

Ceiling light point with ornate fitting, smoke detector, loft access (being part boarded & fitted with a loft ladder), loft ladder, radiator, UPVC double glazed window to front. Storage cupboard with shelf.





MASTER BEDROOM ONE

Ceiling light point, radiator, UPVC double glazed window to front, TV aerial point, built in shelving. Built in wardrobes & additional built in wardrobe.

ENSUITE SHOWER ROOM

Corner shower cubicle with mains shower (fully tiled where visible), low level WC, pedestal wash hand basin with mixer tap, recessed ceiling spotlights, recessed ceiling extractor fan, part tiled walls and border. UPVC double glazed window to front, chrome ladder radiator, tiled floor.





BEDROOM TWO

Ceiling light point, radiator, UPVC double glazed window to front, TV aerial point. Door to the Ensuite Shower Room.

BEDROOM THREE

Ceiling light point, radiator, UPVC double glazed window to front. TV aerial point.

ENSUITE SHOWER ROOM

Corner shower cubicle with mains shower (fully tiled where visible), low level WC, pedestal wash hand basin with mixer tap, recessed ceiling spotlights, recessed ceiling lights, extractor fan, part tiled walls and border, chrome ladder radiator, tiled floor, hand rail.





FAMILY BATH & SHOWER ROOM

Oval bath with tall chrome mixer taps and shower attachment, corner shower cubicle with mains shower (fully tiled where visible), low level WC, pedestal wash hand basin with mixer tap, recessed ceiling spotlights, UPVC double glazed window to side, part tiled 'Travertine' walls with border, radiator, 'Travertine' tiled floor.

BEDROOM FOUR

Ceiling light point, radiator, UPVC double glazed window to rear, TV aerial point, built in double wardrobe.



EXTERIOR

The property stands in a small enclave of just three properties, one period home & two bespoke build homes including this charming residence.

Approached over a shared entrance driveway, there is ample parking & turning together with a single garage with up & over door.

A paved patio bordered by Buxus & Lavender planting leads to the front porch & entrance. The gardens are truly impeccable & have been incredibly well thought out to provide richly planted areas and spots to both relax & entertain. Professionally landscaped by PMB Landscapes of Whitchurch, the garden was created by the landscape designer Elizabeth Buckley. Featuring a lawned area, there is a beautiful & distinctive low dry stone wall softly shaped & richly planted behind with a wealth of shrubs and plants. A charming feature is the Welsh slate water feature which provides a calming spot to relax. Three superbly paved contemporary entertaining & seating patios feature dark grey granite setts & 'Marshalls Fairstone Eclipse' granite paving, with each enjoying a sunny position throughout the day - perfect for alfresco dining etc. Ranch style fencing with a view over pretty woodland beyond, timber gate to the side providing access to the driveway & garage. Raised vegetable beds. Timber shed discreetly situated behind the impressive Home Office / Leisure Room.

HOME OFFICE / LEISURE ROOM

A prettily painted timber building being insulated & fitted with power, light & windows to the front. The room really could be used for a variety of hobbies etc.

EPC RATING: C

COUNCIL TAX BAND: F

SERVICES

All mains water, electricity & drainage services are 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

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.

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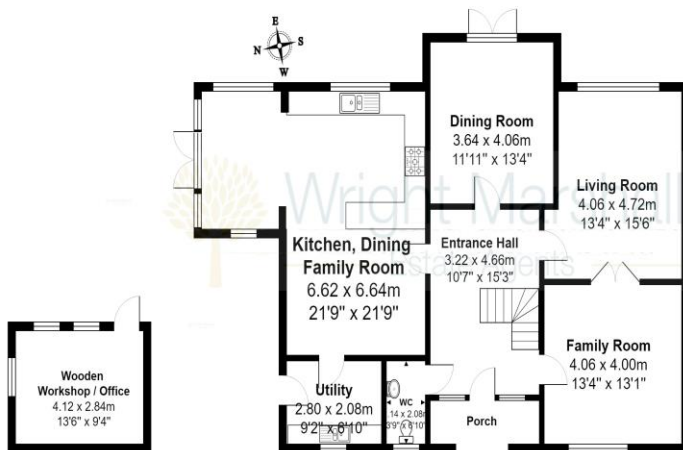
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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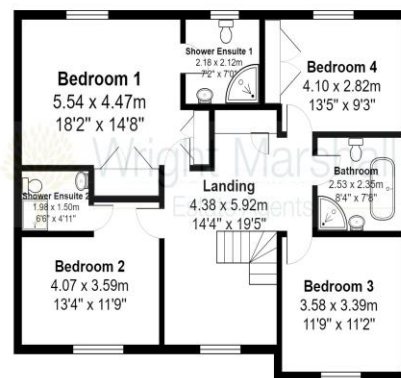




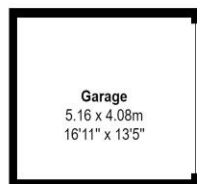




Ground Floor
Area: 112.7 m² ... 1214 ft²



First Floor
Area: 95.1 m² ... 1023 ft²



Total Area: 207.8 m² ... 2237 ft² (excluding porch, wooden office, garage)

2, Plantation Close, Aston, CW5 8DZ

All measurements are approximate and for display purposes only

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk