



Rowan Cottage



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An excellent spacious Three Bedroom, Two Bathroom Detached House of considerable appeal standing in a pleasant lane within the village of Aston. The super property boasts two pleasant reception rooms, conservatory & externally has an extended brick built garage, extensive driveway space for several vehicles & charming gardens. Double glazing throughout.

Viewing is highly recommended to fully appreciate this fine country home.

## DIRECTIONS

Proceed out of Nantwich on the Whitchurch Road (A530) passing the lake on your right hand side & continue into the village of Aston. At the crossroads turn left into Sheppenhall Lane and the property will be observed on the left hand side after a short distance.

## DESCRIPTION

The fine semi rural village house is spacious and comfortable and enjoys a delightful position along the popular lane. Individually built, the versatile accommodation boasts extensive storage throughout.

Enjoying extensive parking provision an extended detached garage and lovely gardens of which the rear adjoins the village cricket ground. Briefly comprising:- Spacious Entrance Hall, Cloaks/WC, Living Room, Formal Dining Room, Galleried spacious first floor. Landing with large built in storage cupboard, Master Bedroom One with range of built in wardrobes, ensuite Shower Room, Bedroom Two, Bedroom Three, Family Bathroom, Double Glazing.

## ASTON

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 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.

## THE ACCOMMODATION

With approximate dimensions comprises:-

### PORCH

Entrance door. Side window. Inner door opening to the hallway.

### RECEPTION HALL

Entrance door with courtesy light. Two ceiling light points. Radiator. Loft access. Excellent and highly useful understairs storage area. Stairs rising to the first floor.

### CLOAKS/WC

Low level WC. Wash hand basin. Ceiling light point. Radiator.

### LIVING ROOM

16'5" x 13'1" (5.00m x 3.99m)

Generously proportioned and well appointed the room features a ceiling light point. Wall light points. Two radiators. Two double glazed windows to the front elevation. Highly attractive brick fireplace with coal effect fire and hearth. TV point.

### DINING ROOM

14'1" x 11'6" (4.29m x 3.51m)

Spacious and with the benefit of opening to the conservatory. Ceiling light point. Radiator. Sliding double glazed patio doors opening to the conservatory.

### CONSERVATORY

12'6" x 12'6" (3.81m x 3.81m)

Brick base and UPVC double glazed windows. French doors to the side and pitched and hipped roof with bespoke fitted blinds. Door to the office/study.

### OFFICE/STUDY

11'10" x 4'7" (3.61m x 1.40m)

Ceiling light point. UPVC double glazed window.

### KITCHEN/BREAKFAST ROOM

10'10" x 14'1" (3.30m x 4.29m)

Superbly equipped with an excellent range of soft cream coloured wall, base and drawer units with rolled topped laminated work surface with stainless steel inset sink unit and mixer tap. Ceiling light point. Two double glazed windows with rear garden view. Part tiled walls. Highly attractive flooring. Electric hob with extractor fan over. Integrated dishwasher. Space for fridge freezer. Integrated eye level electric oven/grill. Space for table and chairs. Door to the utility room.

### UTILITY ROOM

6'3" x 7'7" (1.91m x 2.31m)

Well appointed with matching wall and base units. Roll topped laminated work surface. Inset stainless steel sink unit with mixer tap. Ceiling light point. double glazed window and door to the side. Space for appliance. Space and plumbing for washing machine. Part tiled walls. Continuation of flooring.

### GALLERIED FIRST FLOOR LANDING

Two ceiling light points. Double glazed window to the half landing and radiator. Loft access. Excellent size built in storage cupboard.

### MASTER BEDROOM ONE

14'1" max x 13'9" (4.29m max x 4.19m)

Incredibly spacious, the excellent master bedroom features a range of built in wardrobes providing super storage facilities. Ceiling light point. Radiator. Double glazed window to the front elevation.

### EN-SUITE SHOWER ROOM

Well appointed being fully tiled featuring an attractive tiled border detail. Corner shower cubicle with sliding doors and mains shower. Pedestal was hand basin with tiled splashback. Extractor fan. Shaver point. Double glazed window. Low level WC. Attractive flooring. Ceiling light point. Radiator.

### BEDROOM TWO

14'1" x 9'6" (4.29m x 2.90m)

Ceiling light point. Double glazed windows to the side and rear enjoying an outlook over the cricket pitch.

### BEDROOM THREE

14'1" x 9'2" (4.29m x 2.79m)

Ceiling light point. Radiator. Double glazed window to the rear with view of the cricket pitch. Attractive wood effect flooring.

### FAMILY BATHROOM

7'10" x 6'7" (2.39m x 2.01m)

Well equipped with a modern white suite. Panel bath. Low level WC. Pedestal wash hand basin. Ceiling light point. Radiator. Double glazed window to the rear. Attractive flooring.

### EXTERIOR

The property enjoys an excellent degree of outside space both to the front and rear and is approached over a generous driveway providing ample space for numerous vehicles. Mature hedging to the front and lawned garden with border edging and mature tree with additional planted border. timber gate to the side opening to a further paved driveway.

The rear garden being laid to lawn is of a good size with a paved pathway running along the side of the garage. Paved patio, planted border. Rear fencing with trellis adjoining the village cricket pitch.

### SEPARATE GARAGE/WORKSHOP

29'2" x 10'2" (8.89m x 3.10m)

Detached brick built 1.5 size single garage (extended by the present owners) with up and over door. Power and light. Two double glazed windows to the side and personal door.

### EPC RATING :

### COUNCIL TAX BAND:

### SERVICES

All mains gas, water, electricity & drainage 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.

### 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.

### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

### SALE PARTICULARS AND PLANS

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, 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.