



'IVY HOUSE' | 19 STAFFORD STREET | AUDLEM | CHESHIRE | CW3 0AR | OFFERS OVER £700,000



IN EXCESS OF APPROX. 3000 SQ FT (INTERNAL) OF SENSATIONAL ACCOMMODATION OVER THREE BEAUTIFUL FLOORS IN THE HEART OF THE PICTURESQUE SOUTH CHESHIRE VILLAGE OF AUDLEM

Situated in the historic centre of the sought after and well served village of Audlem, the fine Grade II Listed substantial and imposing semi detached residence is within a very short walk of the excellent & quintessential village amenities, historic church, canal & countryside beyond.

Standing pleasantly behind established hedging, the exceptional charming home boasts delightful well appointed accommodation over three spacious floors and affords an outstanding a generous & discreet landscaped 'secret garden' accessed a very short distance away with the benefit of excellent gated parking.

The magnificent property briefly comprises; Entrance Porch, Stunning high specification Kitchen Diner with island, Utility Room, Formal Dining Room & Drawing Room with magnificent original window. First Floor Landing, Bedroom One, Bedroom Four, Separate WC & luxurious Family Bath & Shower Room (presently being beautifully remodelled). Second Floor Landing, Bedroom Two & Bedroom Three. Attached Garage.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO APPRECIATE THE TASTEFUL, WONDERFULLY ENHANCED & REMODELLED CHARACTER HOME WITH THE CHARMING GARDENS





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles into the centre of charming Audlem. Continue into the centre of the village to the junction & turn left into Stafford Street.

Continue past the beautiful St James' church & the property will be observed in a prime position on the left hand side with the 'secret garden' & parking located behind the residence itself, beyond double opening timber gates.

AUDLEM

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.





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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH

UTILITY ROOM

KITCHEN BREAKFAST ROOM (19'7 x 15'1)





FORMAL DINING ROOM (17'5 max x 11'6)

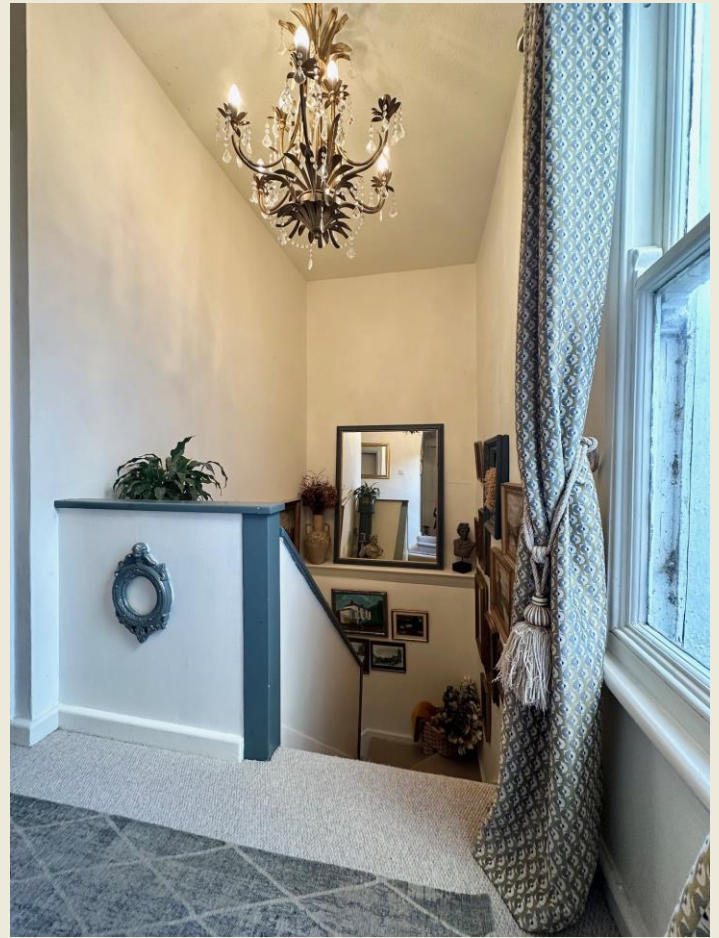




DRAWING ROOM (21'8 x 15'1 max)

FIRST FLOOR LANDING







LUXURIOUS FAMILY BATH & SHOWER ROOM





BEDROOM ONE (12'2 x 11'6)



SEPARATE WC

BEDROOM FOUR (12'10 x 8'2)

SECOND FLOOR LANDING

BEDROOM TWO (14'5 x 11'10)

BEDROOM THREE (8'10 x 15'1)

ATTACHED GARAGE (12'2 x 15'3)



EPC RATING: EXEMPT (GRADE II LISTED)

COUNCIL TAX BAND: F

SERVICES

All mains water, drainage & electricity 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

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 & 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.

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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.

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

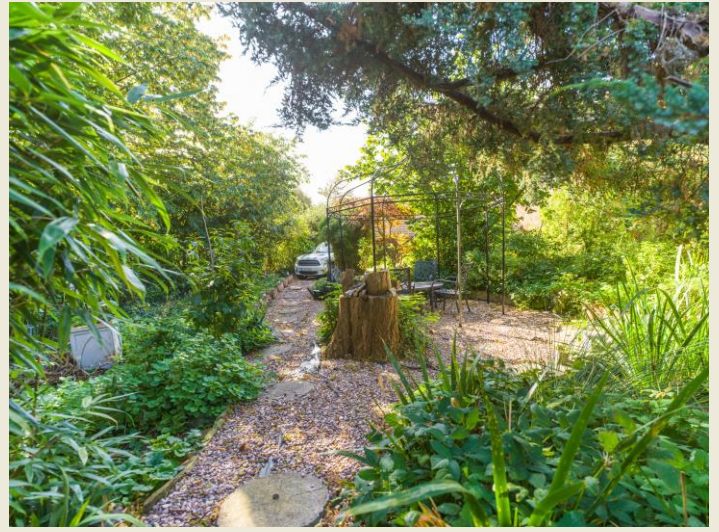
We can help you fund your new purchase with mortgage advice!

** 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.







Ground Floor

Approx. 100.7 sq. metres (1083.7 sq. feet)



Wright Marshall
Estate Agents

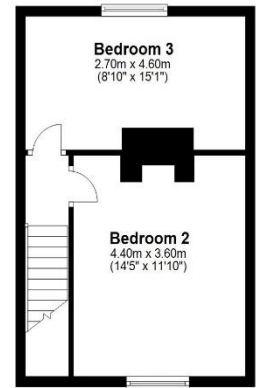
First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Second Floor

Approx. 33.1 sq. metres (355.7 sq. feet)



Total area: approx. 184.7 sq. metres (1987.8 sq. feet)
19 Stafford Street