



The Spinney Wrenbury Road, Aston, Nantwich, CW5 8DQ
Guide Price £770,000

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AN IMPRESSIVE RECENTLY RENOVATED FOUR BEDROOM DETACHED HOUSE WITH A LARGE GARDEN IN ASTON. OPTION TO BUY AN ADDITIONAL 3 ACRES OF WOODLAND FOR £20,000

SUMMARY

Porch, Entrance Hall, Living Room, Office, Internal Hall, W/C, Snug, Kitchen/Diner, Utility Room, Dining Room, Landing, Four Double Bedrooms, Two Ensuite Bathrooms, Family Bathroom, Double Garage, Gardens, Option to buy Woodland in all about three acres for £20,000.

DESCRIPTION

The Spinney, a stunning newly renovated, four bedroom detached family home situated in the sought after village of Aston. This exceptional property features spacious living areas and modern amenities. The stylish interior includes a large kitchen diner, multiple reception rooms, and generously sized bedrooms.

With an option to buy an impressive 3 acres of land, including a woodland perfect for anyone wanting the perfect blend of privacy and natural beauty.

LOCATION AND AMENITIES

The Spinney is situated some four miles South of Nantwich and 500 yards from Aston village centre and the renowned Bhurtpore public house/restaurant. The nearest railway station is in Wrenbury (about half a mile) from the property, positioned on the Crewe/Shrewsbury line. Frequent trains from Crewe railway station link Cheshire to London Euston in about 90 minutes. Wrenbury has a general store/post office, primary school, church and public house. There is also a state of the art medical centre in Wrenbury. Also near by is the well attended tennis club, bowling club and Aston cricket club. There are primary schools at Wrenbury, Sound and Audlem and Nantwich has secondary and primary schools.

Approximate distances:

Nantwich 5 miles

Crewe with its intercity rail network (London Euston 90 minutes, Manchester 40 minutes) 9 miles

Whitchurch 6 miles

Chester 16 miles

Stoke on Trent 18 miles.

M6 Motorway (junction 16) 14 miles

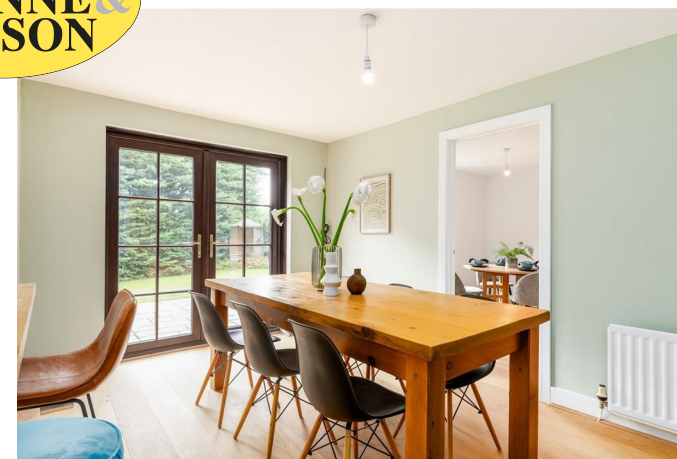
Manchester and Liverpool 40 miles.

DIRECTIONS

From Nantwich take the A530 Whitchurch Road past Nantwich Lake for about four miles, at the cross roads turn right into Wrenbury Road proceed for about 150 yards and the property is located on the right hand side.



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ACCOMMODATION

With approximate measurements comprises:

PORCH

The Porch features a stylish UPVC front door with sidelights, complemented by exterior wall lights.

ENTRANCE HALL

12'3" x 8'3"

The entrance hall boasts spotlights, wooden flooring and a double door storage cupboard.

LIVING ROOM

22'6" x 13'7"

Accessible from the entrance hall through internal glazed double doors, the living room features a brick alcove ready for a log burner, four wall lights, wooden flooring, window to front and side, Patio doors to rear, walk in storage area (7.8 x 3.5) and two radiators.

OFFICE

11'7" x 10'0"

Off the living room, the office includes a front facing window, pendant light, carpet, radiator and access to double garage.

INNER HALL

12'5" x 6'7"

Features an open riser staircase, wooden floor, spot lights, radiator. Leading to:

DOWNSTAIRS W/C

6'9" x 4'6"

Comprising vanity unit, low flush W/C and a frosted window to the rear of the property.

SITTING ROOM

14'7" x 12'0"

A cozy second living room with a wooden mantle and a log burner, wooden flooring, pendant light, two front windows and a radiator.

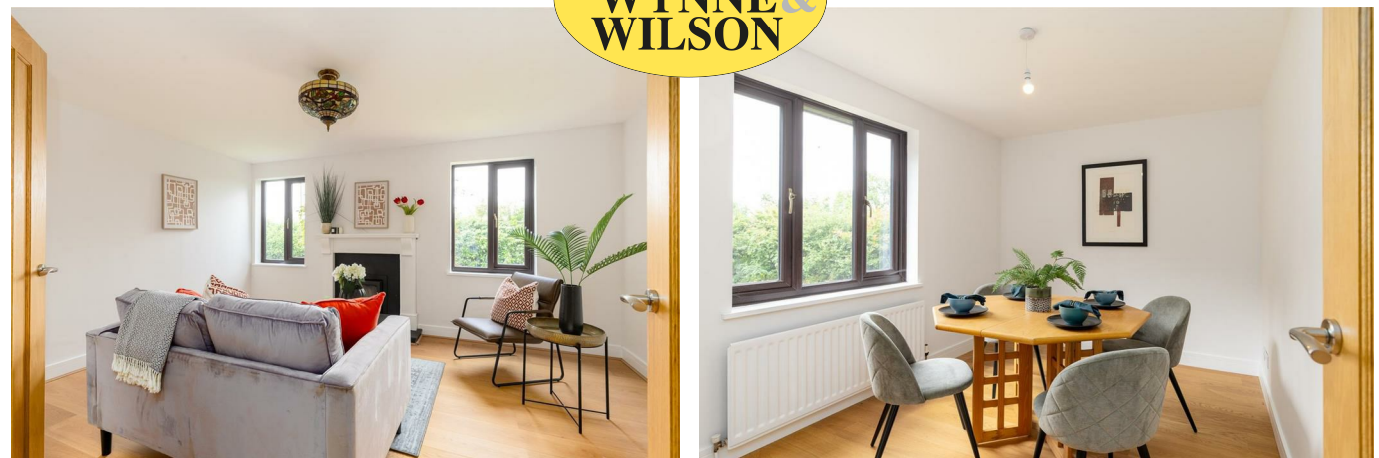
KITCHEN BREAKFAST ROOM

19'9" x 17'0"

The kitchen diner is a great space that offers a sleek but functional design with high quality cream cabinets with matching drawers under a white granite work surface, matching granite splash back, an oak breakfast bar with under counter storage, integrated appliances including Smeg electric range with induction hob and extractor fan, Hotpoint dishwasher, sink, integrated fridge, integrated bins, spot lights, wooden floors, window to rear, window to side, double patio doors to side, two radiators.



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UTILITY ROOM

12'4" x 6'8"

Includes a Worcester boiler, plumbing for washer and dryer, a white granite worktop with under counter cupboards, window to side, UPVC door to garden.

DINING ROOM

11'7" x 8'5"

An additional room off the kitchen with wooden floor, window to side, pendant light and radiator.

FIRST FLOOR

LANDING

14'6" x 6'4"

Provides access to four bedrooms, bathroom, airing cupboard with water tank, and a boarded loft with a ladder, spot light and carpeted floor.

LANDING / DRESSING AREA

10'1" x 8'9"

A large space perfect for a dressing table, leading to the master bedroom, with a front window, spotlights, carpet and radiator.

MASTER BEDROOM

20'0" x 13'3"

A spacious master bedroom spanning the entire width of the property, with windows to the front and rear, a pendant light, carpet, radiator and double doors to ensuite bathroom.

ENSUITE

12'3" x 11'25"

Features a white four-piece suite including a free standing bath and claw footed bath, walk in shower, his and hers vanity units, low flush W/C, towel rail, tiled floor, tiled walls and frosted window to rear.

BEDROOM 2

14'7" x 10'0"

Includes built in wardrobes, a pendant light, carpet, window to side, radiator and access to ensuite.

ENSUITE SHOWER ROOM

7'1" x 6'1"

A three piece white suite with a shower cubical, vanity unit, low flush W/C, tiled floor, partially tiled walls, towel rail and a frosted window to rear.

BEDROOM 3

11'8" x 11'4"

Features a pendant light, carpet, window to front, window to side, radiator

BEDROOM 4

11'8" x 9'1"

Includes a pendant light, carpet, window to side and radiator.

BATHROOM

9'0" x 8'0"

The family bathroom features a white suite comprising of a drop in bathtub, low flush W/C, vanity unit, heated towel rail, spotlights, tiled floor, tiled walls, frosted side window.

OUTSIDE

DOUBLE GARAGE 18'1 x 18'0" with electric up and over door, hexagonal LED lighting, rear window, door to garden.

The property is approached over a gravel drive, with mature hedgerow boundaries, paved path and two garden sheds.

GARDEN

The Spinney boasts a beautiful East facing garden that offers a secluded and tranquil outdoor space. Option to add to the the garden with a charming wood. During the summer months, the wood is adorned with vibrant bluebells and snowdrops, creating picturesque and enchanting landscape. The expansive outdoor area is perfect for family activities, gardening enthusiasts or simply enjoying nature in a private setting.

SERVICES

Mains water, electricity and drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

Band G.

VIEWING

By appointment with Baker Wynne and Wilson
Tel: 01270 625214

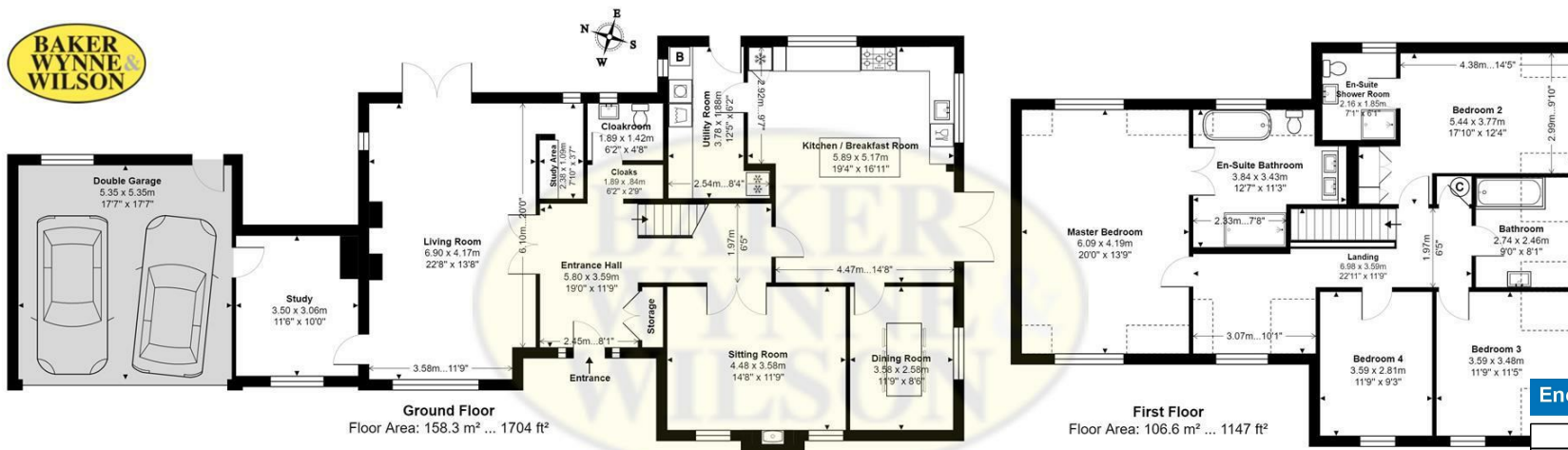
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THE SPINNEY, WRENBURY ROAD, ASTON, NANTWICH, CHESHIRE, CW5 8DQ

Approximate Gross Internal Area: 264.8 m² ... 2850 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	65
EU Directive 2002/91/EC 		

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