



Stonington, New Road, Wrenbury, Nantwich, CW5 8HF
Guide Price £850,000



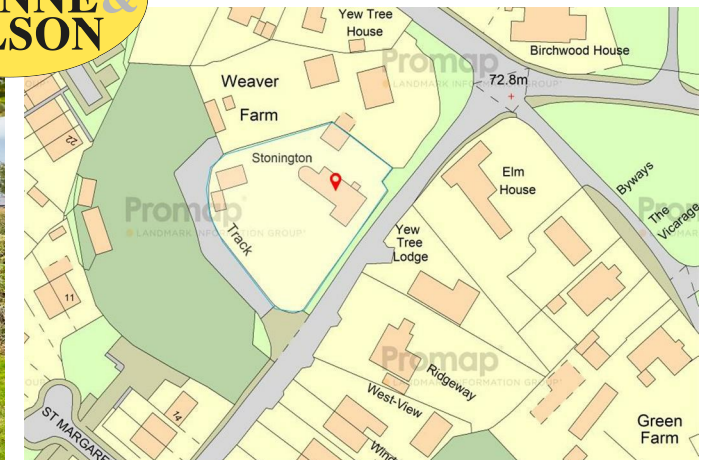
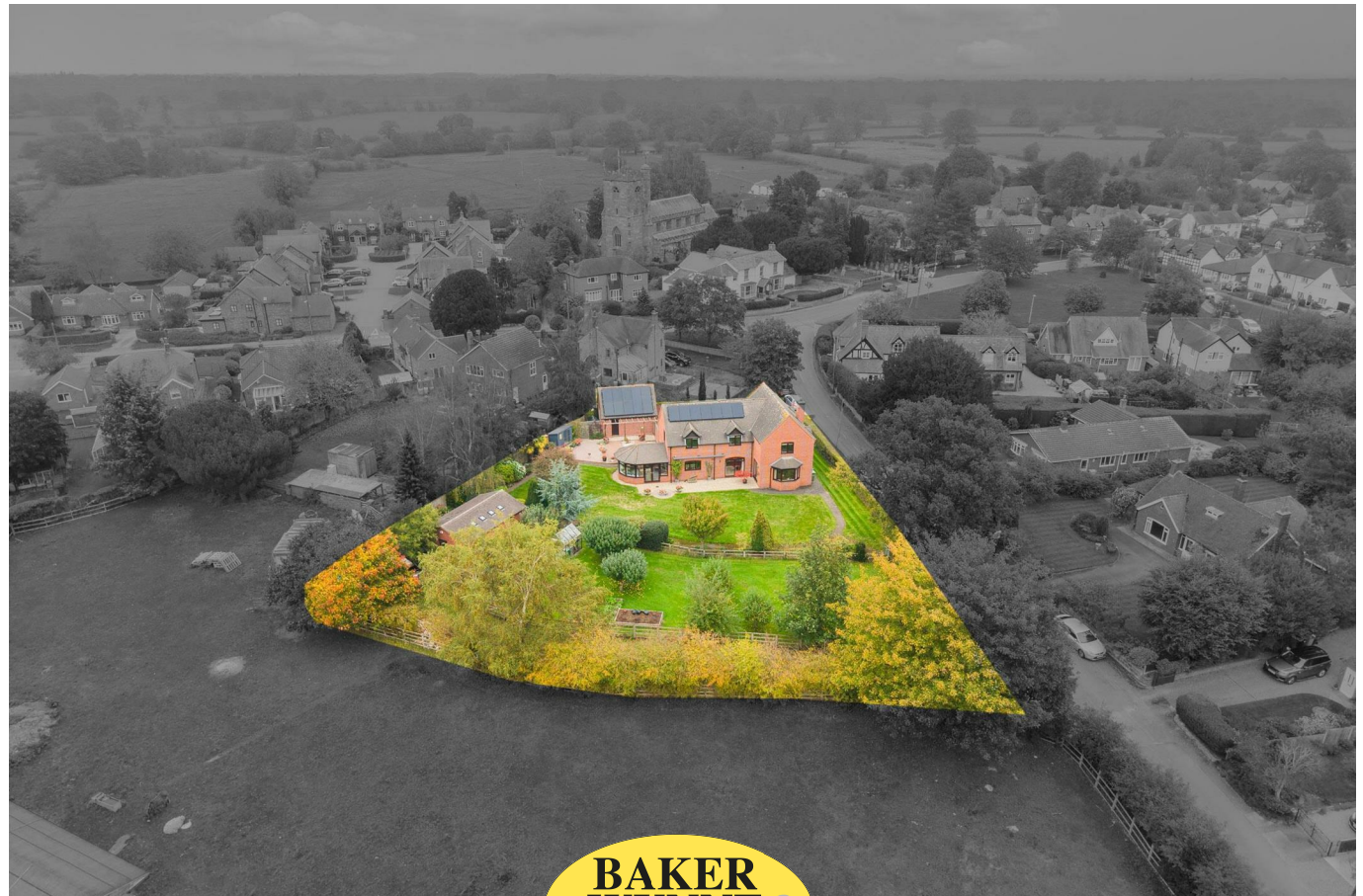
In association with



A SUPERB DETACHED HOUSE OF AN INDIVIDUAL DESIGN AND CHARACTER WITH FANTASTIC SOUTH WEST FACING GARDENS, GARAGE AND BUILDINGS IN THE HEART OF THE VILLAGE

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Dining Room, Study, Kitchen/Breakfast Room, Garden Room, Utility Room, Boiler Room, Landing, Principle Bedroom with Ensuite Shower Room, Three further Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Solar Panels, Detached Double Garage, Hobby Building, Car Parking Space, Summer House, Greenhouse, Gardens with development potential. About 0.45 of an acre.



**BAKER
WYNNE &
WILSON**

DESCRIPTION

Stonington is constructed of brick under a tiled roof and approached over a gravel drive to a car parking and turning area in front of the house and garage. Set in a plot of .45 of an acre, this exceptional home offers a layout, specification and garden setting that is perfectly aligned with modern day living requirements. The present owners have resided in the house for just under twenty years and in that time have tastefully altered and improved the accommodation so as to create a first class village house. The house itself is particularly well lit, embedded with quality and offers a square footage of circa. 2,500.

Outside there is a detached brick and tiled double garage (333 square feet) and an excellent brick and tiled hobby building/office (372 square foot) offering extensive potential for leisure and ancillary use (subject to planning permission).

The gardens are an absolute delight. The principle gardens to the side and rear enjoy a South Westerly aspect. There are two seating areas, ideal for outdoor entertaining. In addition there is an orchard and kitchen garden. We understand the gardens lie within the Wrenbury village settlement boundary hence there is obvious development potential, subject to planning permission.



**BAKER
WYNNE &
WILSON**



LOCATION & AMENITIES

Stonington is perfectly located on a tranquil lane, in the heart of the village, 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 and dispensary, a local railway station, a regular local bus service, excellent pub/restaurant and a primary school. Alternatively, the towns of Nantwich, Crewe and Whitchurch 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 (90 minutes) only 9 miles away. The market towns of Nantwich (5 miles) and Whitchurch (6 miles), Chester (19 miles) and Tarporley (11 miles) are within easy reach.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for 5 miles into the centre of Wrenbury,

turn left, after the church, into New Road and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

23'5" x 8'9"

Bookshelves, cloaks cupboard, two radiators.

CLOAKROOM

6'0" x 4'10"

White suite comprising low flush W/C and pedestal hand basin, lit mirror, inset ceiling lighting, designer chrome radiator.

LIVING ROOM

22'1" into bay x 16'7"

Painted brick chimney breast with raised slate hearth and gas stove, double glazed bay window to rear, double glazed window to side, full height double glazed picture window, archway to dining room, three radiators.

DINING ROOM

13'2" x 12'2"

Large double glazed full height picture window, ceiling cornices, inset ceiling lighting, radiator.



STUDY

10'10" x 9'1"

Two double glazed windows, ceiling cornices, radiator.

KITCHEN/BREAKFAST ROOM

15'8" x 12'1"

A comprehensively fitted range of units by Kitchen Life of Crewe. Stainless steel double bowl sink unit, cupboard under, floor standing cupboard and drawer units with granite worktops, wall cupboards, pantry cupboard, island unit/breakfast bar with granite worksurface, Siemens integrated oven and grill, Siemens four burner ceramic hob unit with extractor hood above, Fisher Paykal integrated dishwasher, tiled floor, inset ceiling lighting, double doors to garden room, designer radiator.

GARDEN ROOM

15'10" x 12'11"

Double glazed windows and French windows to garden, inset ceiling lighting, electric heater.

UTILITY ROOM

8'9" x 7'1"

Franke stainless steel sink in granite surround, wine rack, plumbing for washing machine, tiled floor, double glazed window and door to rear, radiator.

BOILER ROOM

Worcester oil fired central heating boiler.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

26'2" x 8'9"

Walk in cylinder and airing cupboard, bookshelves, access to loft, inset ceiling lighting, circular double glazed window, two radiators.

PRINCIPLE BEDROOM

22'2" x 16'4" overall

A quite superb range of quality fitted furniture comprising wardrobes, cupboards, chest of drawers, dressing table and two bedside cabinets, two double glazed windows, two radiators.

ENSUITE SHOWER ROOM

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with Aqualisa shower, mirror, fitted cupboard, radiator/towel rail.

BEDROOM NO. 2

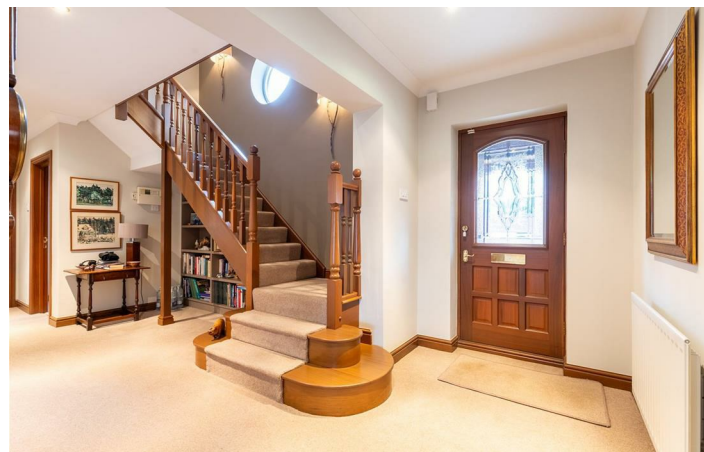
13'2" x 12'2"

Two double glazed windows, built in double wardrobe, radiator.

BEDROOM NO. 3

13'1" x 12'2"

Built in wardrobe, radiator.



**BAKER
WYNNE &
WILSON**

BEDROOM NO. 4

10'10" x 9'1"

Two double glazed windows, radiator.

BATHROOM

11'4" x 8'9"

White suite comprising panel bath, low flush W/C and vanity unit with inset hand basin, shower cubicle with Aqualisa shower, large bathroom cabinet with mirrored door, tiled floor, radiator/towel rail.

OUTSIDE

Gravel car parking and turning area. Brick built tiled roof detached double GARAGE 20'0" x 16'8" up and over door, power and light, LU power controls for solar panels. Brick built tiled roof detached HOBBY BUILDING (currently an Aviary) 24'8" x 15'10" comprising Hobby Room with tiled floor and Kitchenette with stainless steel single drainer sink unit, cupboards under, urinal, dishwasher, tiled floor. Greenhouse. Summer House 14'6" x 9'3". Dog Kennel. Flagged patio with electrically operated awning. Block paved, part walled, seating area. Exterior lighting. Outside power points and tap.

GARDENS

The principle gardens enjoy a South Westerly aspect and are extensively lawned with specimen trees, flower and herbaceous borders. There is a South facing orchard and kitchen garden.

SERVICES

Mains water, electricity and drainage. Solar panels. 17 panels installed in February 2025.

N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold

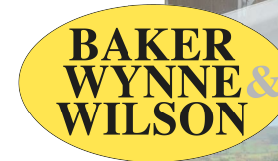
COUNCIL TAX

Band G.

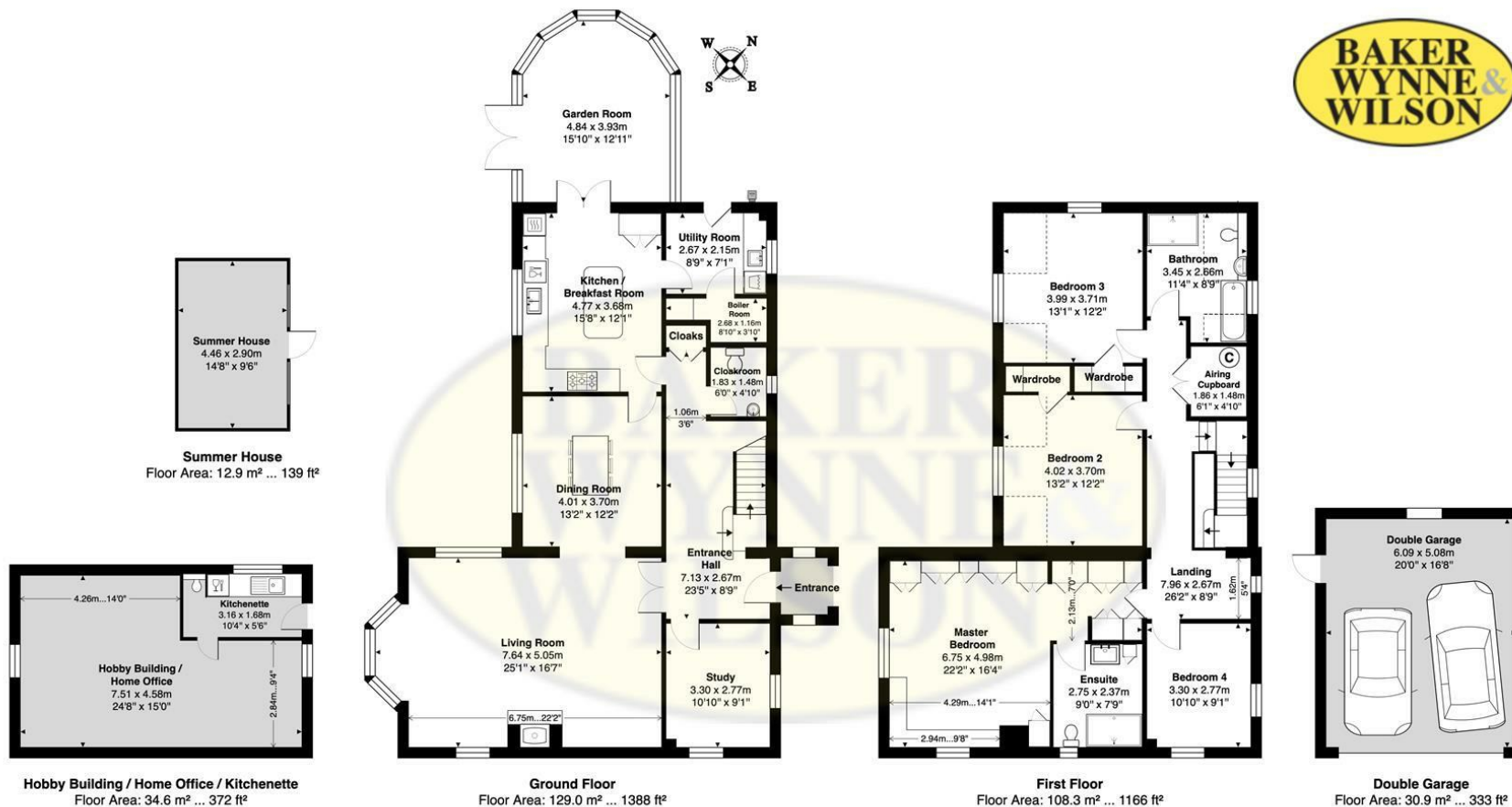
VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214







STONINGTON, NEW ROAD, WRENBURY, NANTWICH, CHESHIRE, CW5 8HG

All Building Parts Approximate Gross Internal Area: 315.7 m² ... 3398 ft²

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.
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

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	49	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property