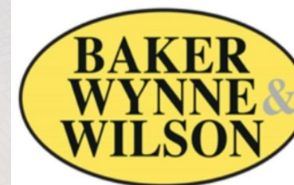




The Warwick Woore Road, Audlem, Crewe, CW3 0BT  
Guide Price £549,500



*In association with*





An outstanding modern five-bedroom, three-bathroom detached house that exudes comfort, space, and practicality, being a wonderful example of a carefully designed rural family home that is close to village life and offers a flowing versatile layout with a south facing rear garden and open rural view to the front. No Chain

**Approximate Distances**

Nantwich 7 miles

Crewe 9 miles

Newcastle under Lyme 14 miles

The Potteries 15 miles

Shrewsbury 25 miles

Chester 26 miles

Main line station at Crewe (London Euston 90 minutes, Manchester 40 minutes)

M6 motorway (junction 16) 10 miles

**DIRECTIONS TO CW3 0BT**

What3words /// strange.swooning.inflation

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 & continue heading out of the village a short way in the direction of Woore. The Warwick will be observed on the right handside.



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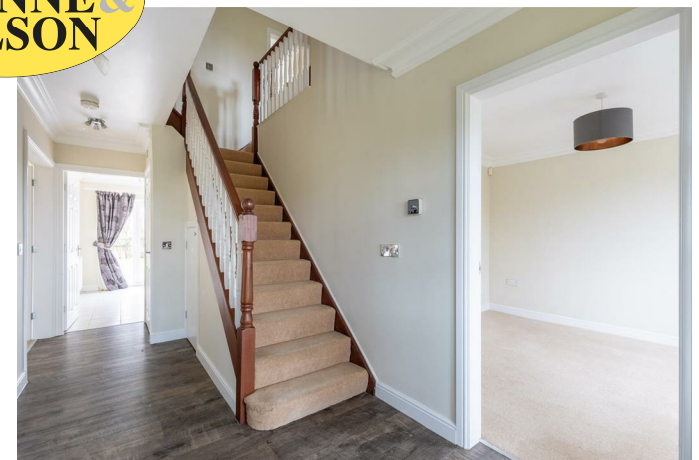




#### BUYERS WAITING TO HEAR ABOUT YOUR HOME

If you like these details and we sound like your type of Agent, why not request a consultation with a local expert Mark Johnson FRICS. Mark is a Chartered Estate agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing.

Mark is pleased to offer advice prior to the launching your home on to the market and will keep you up to date with developing market trends in the meantime. Interested - let's start the conversation with how much your property could be worth with the correct marketing advice. Having listened to your goals Mark's engagement with you will go far beyond simply selling your home.....





#### GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Constructed in 2005 by local developers Greenleaf Projects Ltd this superb five-bedroom house over two floors extend to circa 2239 ft<sup>2</sup> to include the detached double garage .

As you approach this attractive house, you will be greeted by its impressive facade and the sizeable double garage, along with the spacious block-paved driveway that provides ample parking for multiple vehicles - perfect for hosting family and friends.

Upon entering, you will be immediately captivated by a spacious hallway and the three large reception rooms that flow around the centre.

The heart of this home lies in its memorable south facing rear kitchen/breakfast room, complete with a central cooking island, sleek granite worktops, and high-quality built in Neff appliances offering a perfect space for culinary adventures and lively breakfast conversations. The separate utility room, pantry, and conveniently located WC are all designed and positioned for maximum comfort.

On the first floor and off the magnificent landing the large master bedroom is a haven for relaxation, with its own ensuite bathroom and fitted wardrobes. Bedroom two also boasts en-suite facilities and storage wardrobes. The three further bedrooms, all served alongside a modern family bathroom, offer proportioned family space for the growing family needs.

Step outside to the south-facing rear garden via one of the two patio doors into hopefully a sun-soaked sanctuary featuring a lush lawn and an expansive patio area - the perfect spot for alfresco dining, sunbathing, or enjoying your morning coffee.

#### OUT AND ABOUT

The Warwick is situated on the outskirts of lovely rural Cheshire Village of Audlem very close to Hamlet of Buerton. Enjoy scenic walking trails and the nearby village of Hankelow, with the newly refurbished and popular traditional White Lion Pub. Just over one mile away is the highly regarded village of Audlem which offers a good range of amenities including pubs, restaurants, post office, medical practice, church, an excellent primary school, and a selection of independent shops. There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs in Audlem. There are two 18 -hole golf courses at nearby Whitchurch. For a greater range of facilities and amenities the market towns of Nantwich and Market Drayton are only minutes away to the north and south respectively. Junction 15 of the M6 is only approximately 14 miles away providing excellent links to all the major cities. The nearest train stations are in Wrenbury and Nantwich, and it is only 9 miles to Crewe station. The nearest airports are Manchester to the north and Birmingham to the south.

#### THE TOUR

With approx dimensions - see also attached plan

#### CANOPY STORM PORCH

Brick supporting pillars.

[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





**ENTRANCE HALL**

17'11" x 7'0"

Laminate floor, panel glazed entrance door, radiator, alarm control panel, domestic Hive heating controller, ceiling covering, understairs storage cupboard.

**W/C / CLOAKROOM**

7'2" x 2'9"

Laminate floor covering, wash hand basin, low level W/C, radiator, extractor fan.

**STUDY/PLAY ROOM**

11'10" x 10'0"

uPVC double glazed window, radiator, ceiling coving.

**LIVING ROOM**

14'7" x 12'9"

Box bay uPVC double glazed window, radiator, ceiling coving.

**SITTING/FORMAL/DINING ROOM**

17'4" x 12'9"

Composite Adam style fireplace and hearth with living flame gas fire, radiator, ceiling coving, four wall light points, uPVC double glazed patio doors with side opening panel windows.

**KITCHEN/BREAKFAST ROOM**

17'5" x 11'8"

Modern fitted units with black granite work tops and matching island top, base storage cupboards and drawers, stainless steel undermounted one and half bowl sink with mono bloc tap over, wall mounted cupboards and

wine rack, island cooking station with full width drawers and gas hob/extractor over.

Fitted Appliances include: Neff five burner gas hob, Neff stainless steel canopy extractor, Neff built in dishwasher, Neff double oven and grill, Neff built in coffee machine, Russell Hobbs built in microwave, Neff built in refrigerator, Neff built in freezer. Pull out spice drawers, two radiators, ceramic tile floor. uPVC double glazed patio doors with side opening panel windows. South facing rear aspect

**UTILITY ROOM**

7'9" x 6'4"

Space for freestanding domestic appliances, inset stainless steel sink unit, ceramic tile floor, Worcester aerostat HE LPG boiler, radiator, exterior side door.

**WALK IN PANTRY/STORE**

4'5" x 3'2"

**FIRST FLOOR****TWIN FLIGHTED STAIRCASE WITH HALF LANDING**

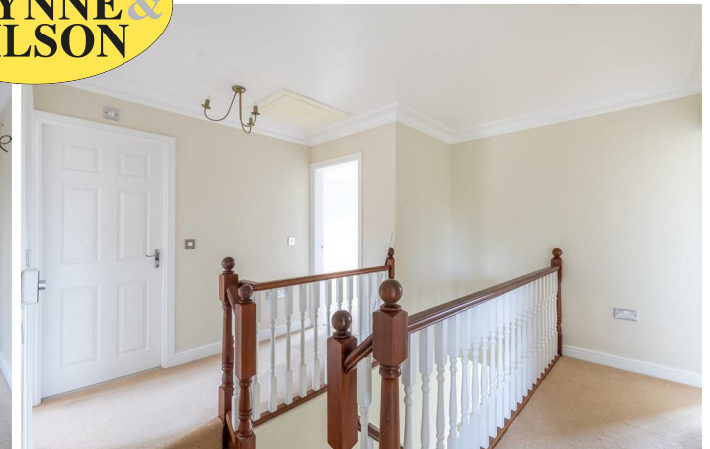
14'2 x 11'5"

Access to loft, radiator, ceiling coving, Hive electric thermostatic controller, cylinder cupboard with pressurised mega flo tank.

**MASTER BEDROOM NO. 1**

14'7" x 12'10"

Double wardrobe, uPVC double glazed box bay window with delightful open rural views.



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**ENSUITE SHOWER ROOM**

5'10" x 4'10"

Double screen door enclosed tiled cubicle with mixer shower, close coupled W/C, wash hand basin, ceramic tile floor, chrome radiator.

**BEDROOM NO. 2**

15'1" x 12'10"

South facing aspect, radiator, double built in wardrobes, walk in tiled and glazed cubicle with mixer shower, pedestal wash hand basin, close coupled W/C, tiled walls and floor.

**BEDROOM NO. 3**

11'9" x 10'0"

Delightful rural open aspect, triple wardrobe. Note: Feature coving to all first floor bedrooms.

**BEDROOM NO. 4**

9'3" x 8'3"

South facing aspect, radiator, built in storage cupboards.

**BEDROOM NO. 5**

11'9" x 8'8"

South facing aspect, radiator, built in double wardrobe.

**FAMILY BATHROOM**

7'9" x 5'9"

System pool spa bath with side mounted hand held mixer shower, close coupled W/C, pedestal wash hand basin, chrome radiator, fully tiled walls and floor.

**EXTERIOR**

Wide grassed frontage, picket fencing, brick paviour driveway and front turning section, gated side driveway giving access to rear and garage -Detached double brick and tiled garage with pitched roof and twin up and over doors plus side door. Area of garage 339 ft2

measured externally. Full width rear patio and lawn, open aspect to the South.

**SERVICES**

Mains water and electricity. LP gas fired central heating. The three properties in the row are served by a private drainage treatment plant. 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 with vacant possession on completion.

**COUNCIL TAX**

Band G.

**CONSTRUCTION**

Cavity construction with facing brickwork beneath a tile covered roof.

**VIEWING**

Viewings by appointment with Baker, Wynne, and Wilson. Telephone: 01270 625214

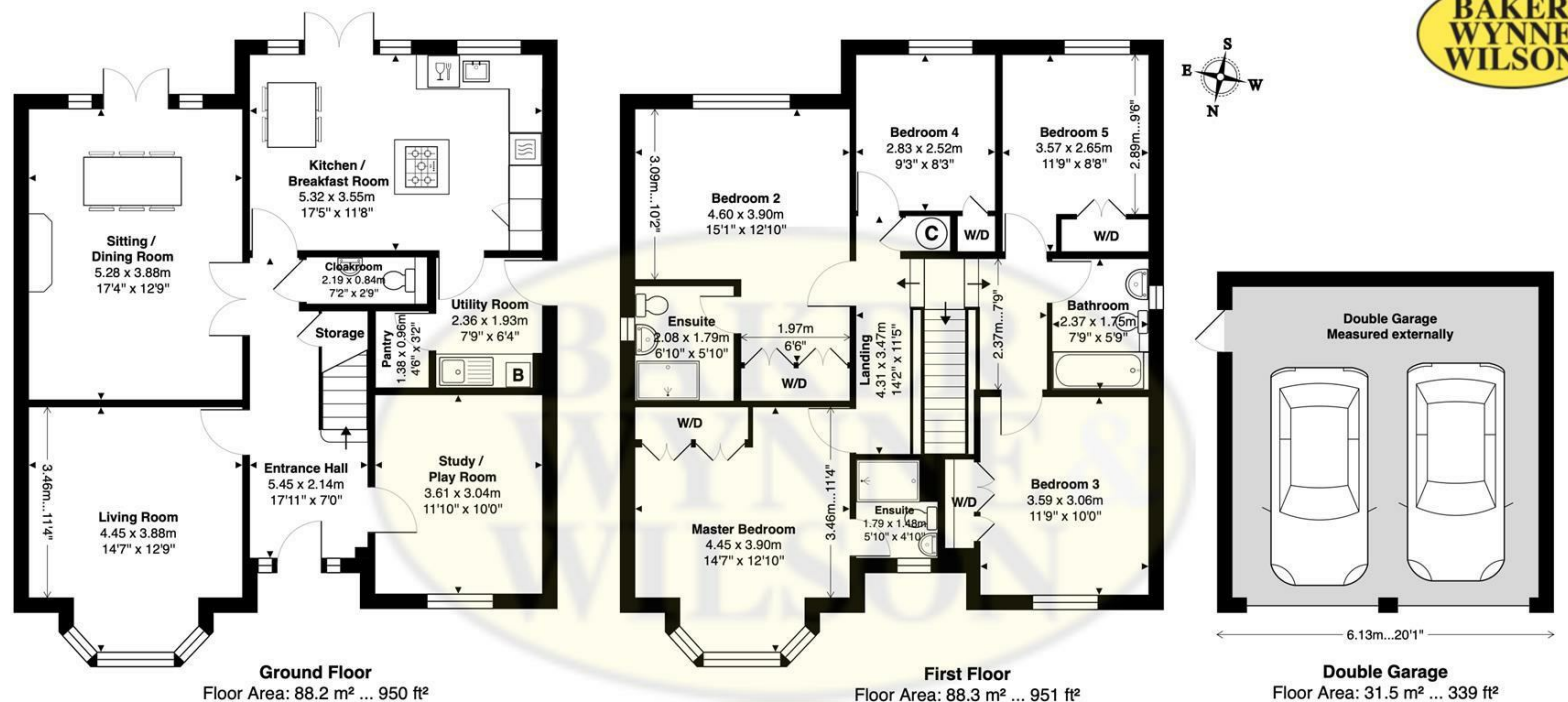


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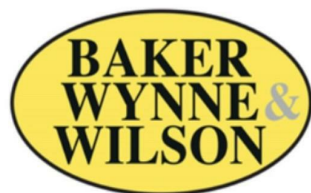


### THE WARWICK, WOORE ROAD, AUDLEM, CREWE, CHESHIRE, CW3 0BT

Approximate Gross Internal Area: 208.0 m<sup>2</sup> ... 2239 ft<sup>2</sup> 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.  
 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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