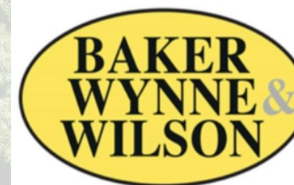




Shenstone Woore Road, Buerton, Crewe, CW3 0DD

Guide Price £595,000



In association with



A MOST IMPRESSIVE, INDIVIDUAL, DETACHED DORMER BUNGALOW SET BACK FROM THE ROAD, IN SOUTH FACING GARDENS WITH FAR REACHING VIEWS OVER COUNTRYSIDE, ABOUT 1.50 MILES FROM AUDLEM VILLAGE.

SUMMARY

Entrance Porch, Reception Hall, Bathroom, Living Room, Sitting Room/Dining Room, Conservatory, Kitchen/Breakfast Room, Rear Hall, Utility Room, Shower Room, Two Double Bedrooms, Landing, Three Further Bedrooms, uPVC Double Glazed Windows, Oil Central Heating, Garage Block, Car Parking and Turning Area, Gardens. About .40 of an acre.



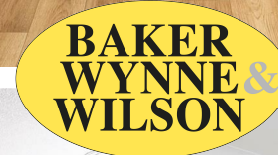
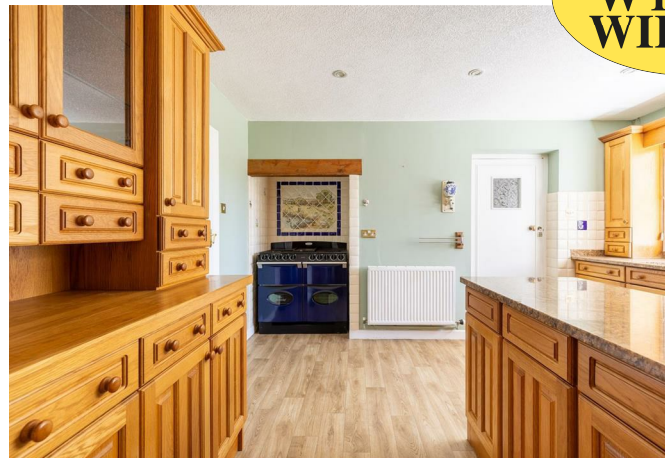
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DESCRIPTION

A unique and compelling detached residence, constructed of brick with part rendered elevations under a tiled roof and approached over a tarmacadam drive to a large car parking and turning area. On entering Shenstone, the scale of the dwelling becomes apparent, with the internal size measuring about 2,400 square feet. The plot is also a major feature, being circa. 0.41 of an acre and incorporating a large detached garage block, plenty of car parking space and well nurtured gardens.

Internally this is a predominately single storey property that is flexible, adaptable and light. There is enormous scope for the new owner to adapt and further advance to suit individual requirements. Because of the size of the gardens and superb location any improvements would, in our opinion, be well worth while.



LOCATION & AMENITIES

Shenstone occupies a tranquil setting, adjacent to Buerton Old House, in a scenic part of South Cheshire. Buerton is a rural hamlet and the property overlooks a small playing field with open countryside to the rear. Audlem is a most attractive country village, the centre of which is designated as a conservation area, well known for its church, which dates back to 1279. Audlem has a medical practice, chemist, primary school, playgroup, three public houses, cafe and a range of shops. The nearby market towns of Nantwich and Whitchurch are 8 and 11 miles respectively, offering a more comprehensive range of services with high street banks, supermarkets and out of town retail parks.

Audlem village offers a state primary school (Ofsted good) and is in the catchment area of Brine Leas Secondary School/BL6 Sixth Form (Ofsted good) in Nantwich. On the recreational front, there are football, cricket and tennis clubs within the village and several golf courses locally including Hill Valley in Whitchurch, Wychwood Park beyond Crewe and Market Drayton Golf Club. There is extensive walking locally along the Shropshire Union Canal which passes

through Audlem.

Despite its rural location, Shenstone is a extremely accessible being approximately 11 miles from junction 16 of the M6 motorway permitting daily travel to Manchester, Liverpool, The Potteries and Birmingham. For international travel, Manchester and Birmingham Airports are 42 and 62 miles respectively. Travel to London is available via Crewe which is 12 miles from which there is a 90 minute service to London Euston.

DIRECTIONS

From Nantwich, take the A529 into Audlem. At the T junction by the church, turn left onto the A525. After 1.7 miles the entrance to Shenstone will be seen on the left hand side, immediately after the entrance to Buerton Old House.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

12'6" x 4'0"

Quarry tiled floor.

RECEPTION HALL

14'4" x 13'6"

Inset matwell, ceiling cornices, two radiators.

WALK IN CLOAKROOM

5'6" x 4'7"

With access to loft and hanging fitting.

www.bakerwynneandwilson.com



BATHROOM

10'9" x 8'10" maximum

Cream coloured suite comprising panel bath with mixer shower, pedestal hand basin and a low flush W/C, wood laminate floor, part tiled walls, three single wall lights, radiator.

LIVING ROOM

18'1" x 15'7"

Open working fireplace with marble inset and hearth and timber surround, double glazed box bay window to front, double glazed window to side, two single wall lights, ceiling cornices, two radiators.

SITTING ROOM/DINING ROOM

22'6" x 11'4"

Feature stone fireplace, double glazed bow window to side, double glazed French window to conservatory, two radiators.

CONSERVATORY

17'9" x 10'3"

Brick base, double glazed windows and French windows to garden, Myson warm air heater.

KITCHEN/BREAKFAST ROOM

13'6" x 10'10" plus aga recess

Fitted furniture comprising floor standing cupboard and drawer

units with granite worktops, wall cupboards, dresser unit, display cupboard, AGA Masterchef Range style cooker with extractor hood above, Miele integrated dishwasher, double glazed bow window, inset ceiling lighting, radiator.

REAR HALL

10'8" x 3'4"

Composite door to rear, access to loft, tiled floor.

UTILITY ROOM

11'3" x 8'8"

Franke stainless steel sink unit, floor standing cupboard and drawer units, wall cupboards, plumbing for washing machine, Worcester oil fired central heating boiler.

SHOWER ROOM

7'6" x 6'5"

White suite comprising low flush W/C and large pedestal hand basin, tiled shower cubicle with Aqualisa shower, tiled floor, light/shaver point, radiator.

BEDROOM NO. 1

15'10" x 14'8"

Built in double wardrobe, ceiling cornices, radiator.



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BEDROOM NO. 2

15'8" x 11'3"

Built in double wardrobe, two double glazed windows, ceiling cornices, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Cylinder and airing cupboard, Velux double glazed rooflight.

BEDROOM NO. 3

17'1" x 11'1" plus recess

Eaves storage area, double glazed window, radiator.

BEDROOM NO. 4

15'0" x 14'9"

Two Velux double glazed roof lights, three eaves storage areas, radiator.

BEDROOM NO. 5

13'4" x 5'6"

Ideal for conversion to Shower Room, two Velux double glazed roof lights, eaves storage cupboard, radiator.

OUTSIDE

Tarmacadam car parking space to the front and both sides of the property. Brick built tiled roof detached GARAGE BLOCK comprising GARAGE NO. 1 17'3" x 9'10" electrically operated rollover door, two windows, GARAGE NO. 2 23'4" x 11'1" up and over door, personal door, four windows and STORE 9'10" x 6'3" quarry tiled floor, floor standing cupboard and drawer unit, wall cupboards, power and light. Oil tank. Exterior lighting. Large flagged patio.

GARDENS

The front garden is lawned with specimen trees, laurel hedge, conifers and shrubs. The rear, South facing, garden is extensively lawned with well stocked herbaceous and flower borders and enjoys long open views to the rear over countryside.

SERVICES

Mains water and electricity. Septic tank 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 E.

VIEWINGS

By appointment with BAKER, WYNNE & WILSON.

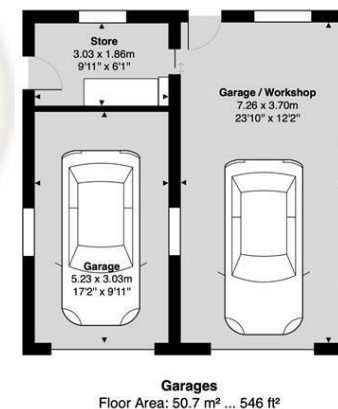
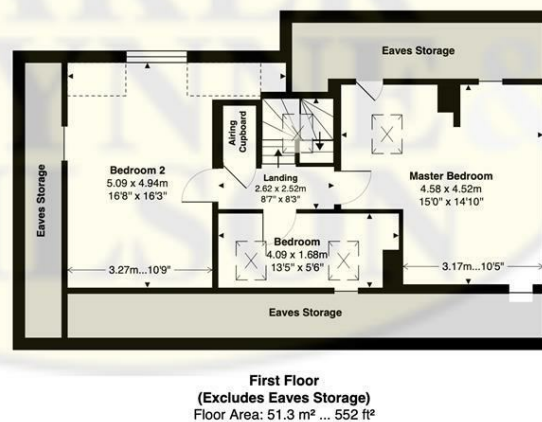
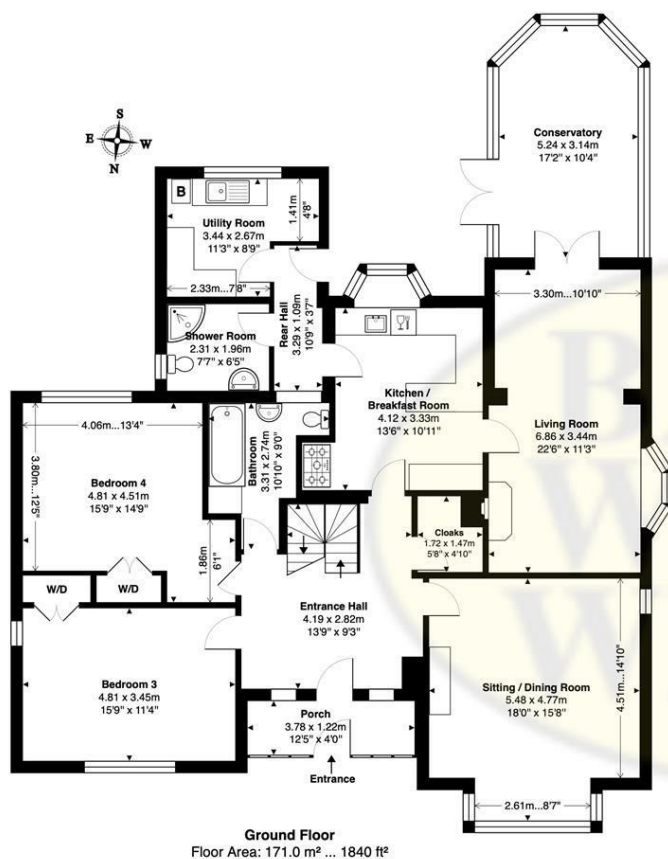
38 Pepper Street, Nantwich. (Tel No: 01270 625214).



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SHENSTONE, WOORE ROAD, BURRYON, CREWE, CHESHIRE, CW3 0DD
All Building Parts Approximate Gross Internal Area: 273.0 m² ... 2939 ft² (excluding eaves storage)
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		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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