



'SANDFIELD HOUSE' | STATION ROAD | WRENBURY | NANTWICH | CHESHIRE | CW5 8EX | £695,000



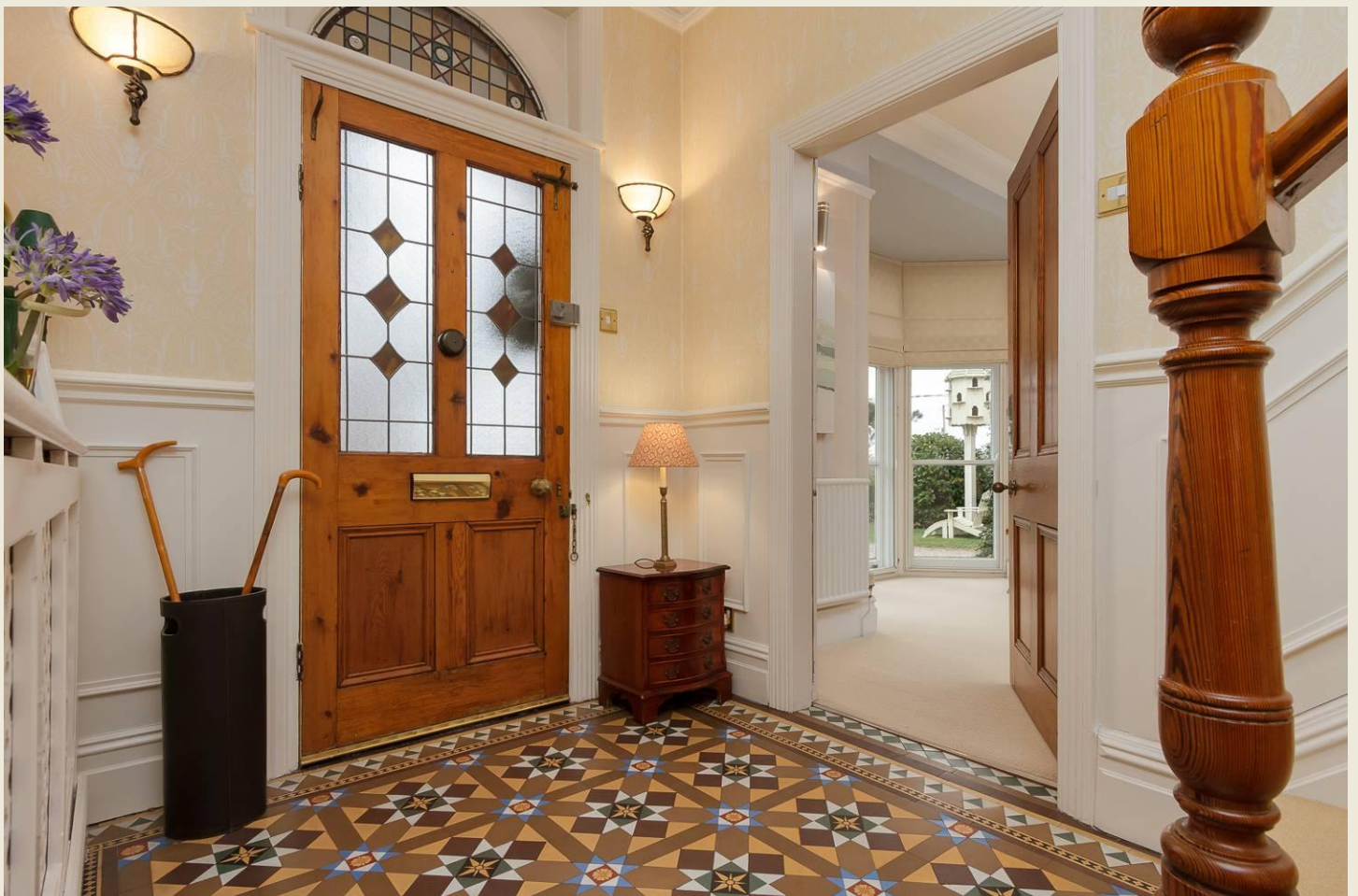
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'Sandfield House', Station Road Wrenbury, Nantwich, Cheshire, CW5 8EX

"Contemporary elements, exquisitely blended with traditional character".

A Stunning, beautifully presented Detached Edwardian Five Bedroom, Two Bathroom rural village, extended & restored family house. Together with a useful range of courtyard outbuildings & garaging, set in landscaped gardens to approx. 0.450 Acre (0.182 ha). Situated close to all amenities on the village end adjoining open fields. Briefly comprising:- Porch, Hall with 'Minton' tile floor, WC, Living/Kitchen/Dining Area 35'6" x 15'9" with oak framed gable, Study, Utility, Boot Room, Verandah, Living Room, Sitting Room. FF: Landing, Master Bed(1) with Ensuite Shower & Dressing Area, Bed(2), Bed(3), Bed(4), Family Bathroom. 2nd Floor: Bed(5)/Study, Storage Room. Oil C.H.





DIRECTIONS From the Agent's Nantwich office proceed past Morrison's supermarket and over the island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row then 2nd left into Queens Drive. Follow this road to the top & over the canal bridge, continuing for approx. 4 miles, passing the Farmers Arms public house on the left hand side. After passing over the canal for the 2nd time continue into the village and turn left before the school. 'Sandfield House' will be observed on the right hand side.

WRENBURY The village of Wrenbury is set 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 new Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe 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.

NANTWICH (APPROX. 5 MILES) Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of over 250 speciality shops & 4 supermarkets. 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 Aide 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 new 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.

VERANDAH OPEN PORCH With raised tile step.

ENTRANCE HALL Beautiful pine door with stained glass inserts and original leaded fanlight over, decorative architrave & ceiling cornice, stunning 'Minton' tile floor, pitch pine staircase & balustrade with under stairs store/cloaks, dado rail with painted panel wall & radiator cover beneath, various wall light points and picture light point.



DOWNSTAIRS WC Contemporary styled distinctive close coupled WC & single wash hand basin bowl with monochrome tap & platform fixing set on a feature offset glass panel. Beautiful Amtico floor & part tiled walls, chrome heated towel rail, fixed all mirror, angled ceiling spotlights.



LIVING/KITCHEN AREA INCORPORATING OPEN STUDY AREA

35' 6" x 15' 9" max. overall measurements (10.82m x 4.8m)

Comprising:-



MAIN KITCHEN BREAKFAST AREA A beautifully crafted 'New England' kitchen hand painted by Richard Baker. Comprising individual worktop surfaces and upstands with a 'Shaws Classic' undermounted white glazed twin bowl sink with a chrome mixer tap over, various cupboards & base drawers, china cupboard, eye level units incorporating display shelving & plate racks. Cooker recess with glass back wall & recess, bi-fold cupboard housing microwave etc., ceiling spotlights, wall mounted TV point.

FITTED APPLIANCES include:- 'Rangemaster Kitchener 90' cooker with 5 ring gas hob with canopy extractor mover & painted over mantle. Integrated fridge/freezer units. Central island Dining Area with a beautiful granite top & under counter storage cupboards, drawers & bin compartments. Natural stone floor to part with under floor heating, triple hanging pendant lighting over island.





FORMAL DINING SECTION Comprises:- Slate tiled fireplace recess with 'Efel' enamel oil fired stove on a terracotta hearth, painted over mantle, column radiator, colonial style window shutters, angles ceiling spotlights, feature floor covering.



GARDEN/MORNING ROOM AREA Comprises:- Oak framed extension showing a magnificent double glazed end gable section with double open exterior doors and pegged oak framing to an open pitched ceiling, mid section exposed truss & purlins.



STUDY AREA SECTION Comprises:- Matching feature floor to Dining Area, colonial style window shutters, space for a desk, black board painted wall. Stable door to exterior.

UTILITY ROOM Plumbing for washing machine & space for tumble dryer, 'Firebird' oil fired 120 combination boiler, fitted shelving, oak laminate floor.

WALK IN BOOT STORAGE ROOM Oak laminate floor, side window. Access via stable door to:- 'New England' styled Verandah Open Porch 15'9" x 8'6". Raised boarded floor, double swinging seat, painted column posts & timber work.



LIVING ROOM 16' 0" x 14' 7" (4.88m x 4.44m) A delightful light and airy entertaining room with two secondary glazed bay sash windows. The focal point provided by the magnificent carved marble fireplace with a cast insert relieved by the brick recess housing an 'Efel' oil fired stove, plus a raised tiled hearth, two radiators (one with a painted cover), TV point, picture rail, ceiling cornice.



SITTING ROOM 16' 0" x 14' 8" (4.88m x 4.47m) Full height secondary glazed bay window, side secondary glazed sash window, magnificent carved marble fireplace surround with a cast insert and open grate with a black tiled hearth, two radiators, wall light point, deep skirting boards, dado rail & ceiling cornice.



FIRST FLOOR Staircase with half landing and showing open balustrade to 2nd floor staircase. Full galleried first floor landing with study area and sash window, painted panel walls to dado rail height, two radiators, built in linen cupboard with 'Megaflo' pressurised cylinder, access to loft.



MASTER BEDROOM 15' 0" redg. to 13'9" x 16' 6" overall measurements (4.57m x 5.03m) Painted cast fireplace with tiled insert and ornate fire grate with triple section painted mirror over, wood laminate floor, two sash windows, radiator, part exposed brickwork to one wall, ceiling spotlights, wall mounted TV point.

ENSUITE SHOWER & WC WITH DRESSING AREA Deep 1200mm double tiled cubicle with pivoted door and thermostatic shower unit, chrome heated towel rail.



SEPARATE WC Enclosed cistern WC, part tiled walls and fixed mirror, corner 'Villeroy & Boch' wash hand basin stand & bowl with fixed corner unit mixer tap over, attractive Amtico floor throughout, wall to wall full height wardrobes with sliding doors.

BEDROOM(2) (FRONT LEFT) 15' 6" x 9' 6" (4.72m x 2.9m) Pretty painted surround with a black cast fireplace insert & tiled inlay/hearth, two secondary glazed sash windows, radiator, built in wardrobes & cupboards.



BEDROOM(3) 15' 1" x 7' 0" (4.6m x 2.13m) Painted boarded floor, colonial style window shutters, radiator.





BEDROOM(4) (OFF HALF LANDING TO REAR) 15' 6" x 11' 2" max. measurements (4.72m x 3.4m) Wood laminate floor, colonial style window shutters, radiator, TV point, built in wardrobes.



FAMILY BATHROOM 15' 8" x 8' 7" (4.78m x 2.62m) Vaulted ceiling with exposed purlin timbers & 'Velux' skylight window, end gable half moon window, slate step forming surround section to sunken bath with a monobloc shower head tap, natural stone tile floor, vanity unit with bowl & fixed mixer tap over, slate tiled wash hand basin back, bidet, close coupled WC. Step down to:- 'Huppe' column pivoted door shower cubicle with glazed shelving section and 'Huppe' shower unit, chrome heated towel rail.



SECOND FLOOR: Fixed staircase and handrail with skylight window over, to:- LANDING Built in linen cupboard.

BEDROOM(5) / STUDY 12' 2" x 9' 6" (3.71m x 2.9m) Vaulted ceiling, radiator, half moon window, fixed work station / desk with cupboard & drawers beneath, skylight window. Note. Power points to both elevations for additional worktop space, if required. Note. Access off landing to walk in attic storage space.





EPC RATING: E COUNCIL TAX BAND: G

EXTERIOR (0.450 ACRE 0.182 HA) (see also attached plan edged red)
 Brick entrance pillars hanging timber gates, with side return walling, gives access to the extensive stoned driveway and turning areas. Front lawn sections with mature trees, shrubs and flower beds. Painted dovecote. Further double gated access to a courtyard with a traditional blue brick finish. Two detached brick & tile buildings comprising:- Double Garage / Store & Workshop 18'8" x 15'2". Power & light, two side doors & windows. Traditional Two Storey range comprising:- Single Garage, Former Shippon / Store, open store rooms with fixed staircase to Leisure Room over 44'6" x 12'4" over. Four skylights and three windows, boarded floor. Lean to wood store. Rear lawned section. Oil storage tank. Sunken York stone patio with brick retaining wall & steps to lawn.

SERVICES All mains water, electricity & drainage services are either 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 Freehold with vacant possession upon completion (Subject to Contract).

VIEWING Strictly by appointment with the Agents Wright Marshall Nantwich Office. E-mail: nantwichadmin@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

SALE PARTICULARS & PLAN/S 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.

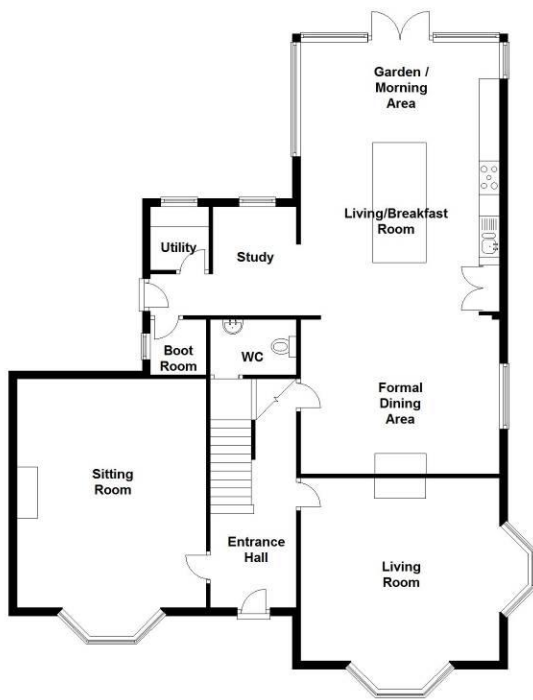
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NOTE: Furniture & internal effects at the property may be available by separate negotiation subject to discussion with the vendors. Please contact the Agents for further information.





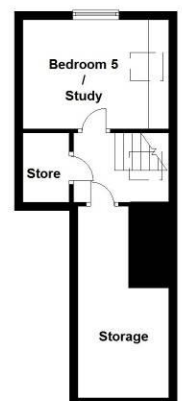
Ground Floor



First Floor



Second Floor





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