





### 3 The Ashes Sack Lane

Aston By Budworth

Exquisite Grade II listed cottage with annexe in idyllic rural setting on the Arley Estate. Charming period features, beautiful gardens, ample parking, and stunning views. Ideal for peaceful countryside living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Stunning Grade II listed period cottage
- Separate one bedroom and one bathroom annex
- Attractive period charm throughout including two beautiful reception rooms and an open plan kitchen
- Quiet and secluded position on the edge of the Arley Estate
- Large mature rear garden, a gated driveway and garden store
- Small enclave of just five beautiful period homes



GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



ANNEX  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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