



27 Whitchurch Road, Audlem, CW3 0EE

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Offers In Region Of £925,000



- Superb Detached Family Home
- Five Double Bedrooms, Four Reception Rooms
- Master En Suite and Family Bathroom
- Sought After Village Location

- Expansive, Beautifully Maintained Gardens
- Spacious Driveway and Double Garage
- Garden Room with large Hydro Pool
- EPC TBC, Council Tax Band G, Freehold





This exquisite five bedroom, four reception room detached family home, set in the vibrant and sought-after Cheshire village of Audlem known for its rich history and quaint shops, offers expansive living spaces, double garage and truly impressive gardens. This property presents a rare opportunity to own a home that effortlessly combines traditional features with contemporary comforts and is perfect for those seeking a spacious, character-filled property with stunning gardens and excellent amenities close by.

Upon arrival, this property impresses with its double fronted exterior and a spacious driveway leads to an attached double garage, offering ample parking for multiple vehicles. Stepping inside, you're greeted by an impressive Entrance Hall, showcasing the home's original Minton flooring, a feature that sets the tone for the character and quality found throughout the property. A conveniently located Cloakroom is perfect for guests, with modern fixtures and an elegant design. The spacious Lounge is bathed with natural light from a large bay window and a log burner creates a cosy feel, perfect for relaxing evenings. An additional Sitting Room also features a bay window and a second log burner and seamlessly opens into the Dining Room, providing an ideal space for family gatherings or entertaining. The heart of the home is the generous Kitchen/Breakfast Room which is a chef's dream. Featuring high quality Corian work surfaces, integrated appliances and a versatile AGA which offers a range of cooking options, this space is as functional as it is stylish. A standout feature is the impressive Sun Room which is a fantastic space filled with natural light. With air conditioning for year round comfort, a vaulted glass roof with electric windows, and bi-folding doors that open directly onto the rear garden, this fabulous room seamlessly blends indoor and outdoor living. There is also a rear entrance hall and separate Utility Room, offering ample space for laundry and storage needs.





A staircase leads to the first floor which boasts five generously proportioned double bedrooms. The master bedroom features air conditioning for added comfort, a walk in wardrobe and a Juliet balcony that overlooks the beautiful rear garden. This room also benefits from an En Suite Shower Room. The four further bedrooms offer plenty of space and the Family Bathroom is well appointed.

Outside, the spacious driveway with electric charging point provides ample parking space and leads to a double garage, offering both convenience and security. The rear of the property reveals an expansive and meticulously landscaped garden, a true sanctuary for relaxation and outdoor living. The garden features a paved patio area with pergola, perfect for al fresco dining and entertaining, while the extensive lawn is bordered by an abundance of established shrubs, colourful plants and mature trees. There is also a generous timber garden room housing a large hydro pool and a summer house with decked seating area provides an additional versatile space, perfect for use as a home office or hobby room.

With its spacious interiors, beautiful gardens and prime village location, this property is ideal for those looking for a large family home with all the conveniences of a well-connected community.



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## LOCATION

Audlem is a pretty, thriving village on the Cheshire/Shropshire border, full of character and with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path.

The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury, Chester and The Potteries being within commutable distance.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

The full energy performance certificate (EPC) is available for this property upon request.

## LOCAL AUTHORITY

Council Tax Band G. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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**LOUNGE**  
15' 9" x 13' 3" (4.8m x 4.04m)  
max into bay window

**SITTING ROOM**  
16' 7" x 13' 0" (5.05m x 3.96m)  
max into bay window

**DINING ROOM**  
11' 7" x 11' 4" (3.53m x 3.45m)

**KITCHEN/BREAKFAST ROOM**  
24' 5" x 14' 7" (7.44m x 4.44m)  
max

**SUN ROOM**  
18' 9" x 11' 6" (5.72m x 3.51m)

**UTILITY ROOM**  
7' 4" x 7' 0" (2.24m x 2.13m)  
excluding storage cupboards

**MASTER BEDROOM**  
14' 2" x 10' 2" (4.32m x 3.1m)  
excluding walk in wardrobe

**WALK IN WARDROBE**  
10' 7" x 4' 4" (3.23m x 1.32m)

**BEDROOM TWO**  
14' 0" x 13' 0" (4.27m x 3.96m)

**BEDROOM THREE**  
14' 1" x 12' 9" (4.29m x 3.89m)

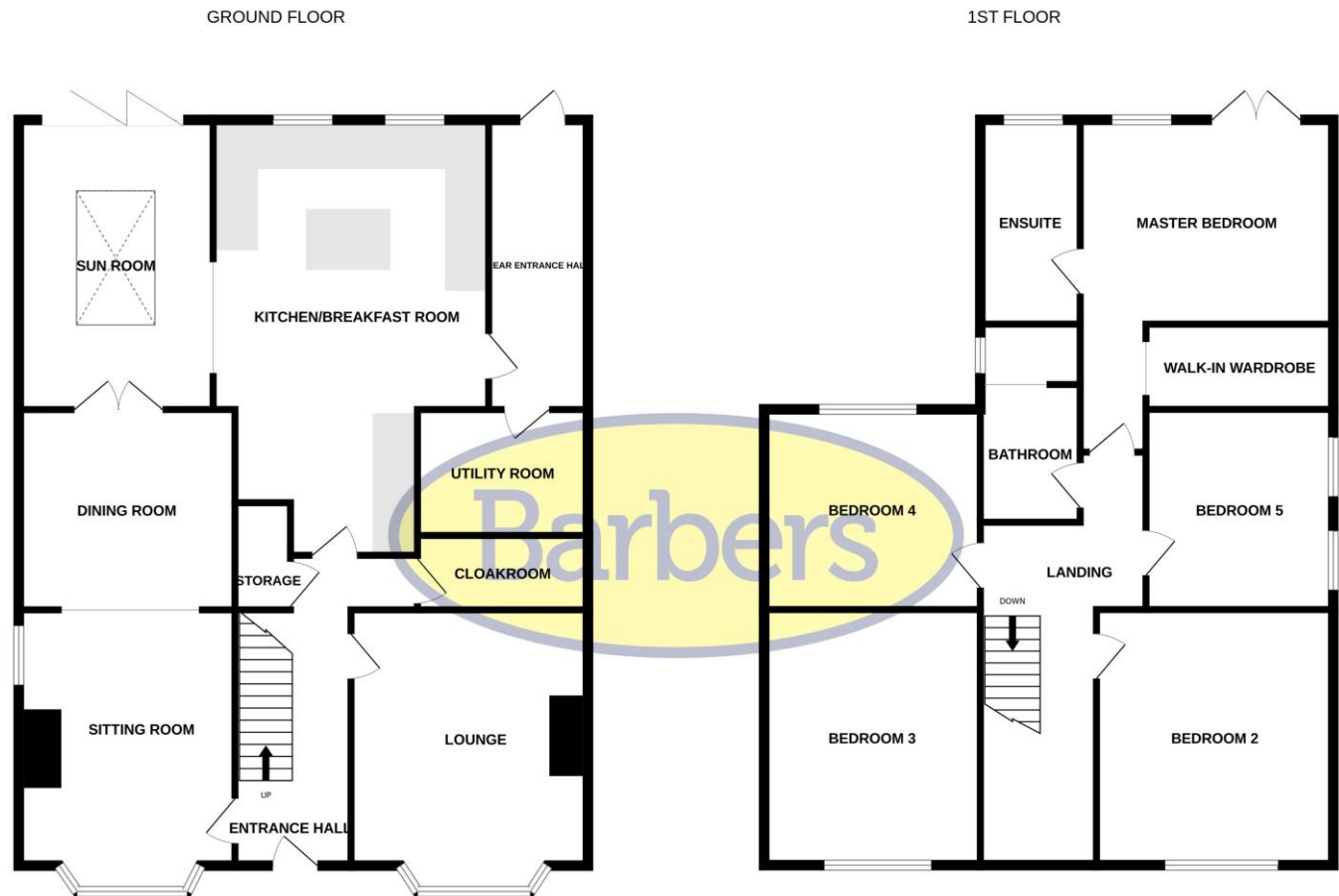
**BEDROOM FOUR**  
11' 6" x 11' 4" (3.51m x 3.45m)

**BEDROOM FIVE**  
11' 9" x 9' 5" (3.58m x 2.87m)

**DOUBLE GARAGE**  
19' 6" x 14' 7" (5.94m x 4.44m)

**GARDEN ROOM**  
24' 5" x 12' 4" (7.44m x 3.76m)

**SUMMER HOUSE**  
11' 4" x 9' 5" (3.45m x 2.87m)



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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