



34 STOCK LANE | SHAVINGTON | CHESHIRE | CW2 5ED | OIRO £379,950



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# 34 Stock Lane, Shavington, Cheshire, CW2 5ED

An outstanding, immaculately presented & deceptively spacious bespoke Four Bedroom, Two Bathroom Detached House, built in 2008 to a very charming cottage style which exudes a charm all of its own. Standing in a wonderful convenient position within the village of Shavington, being ideal for anyone requiring excellent commuting networks.

The accommodation briefly comprises; Attractive Canopy Porch, Entrance Hall, Cloaks/WC, Living Room with French doors to the stunning rear garden, Kitchen with integrated appliances open to Dining Family Room with garden access, Dining Room. First Floor Landing, Master Bedroom One with built in wardrobes & beautifully appointed Ensuite Shower Room, Bedroom Two with built in wardrobe, Bedroom Three with built in wardrobe & Bedroom Four with built in wardrobe, beautiful Family Shower Room.

Detached brick built single garage & gravelled drive with turning area.

Of particular note are the incredibly beautiful landscaped gardens, of which the plot extends to approx. 100 ft, which have been cleverly created in a very pretty cottage style. There are swathes of colourful planting to the front, with side access leading to the outstanding rear garden with its shaped lawn, fantastic Indian stone shaped patios & richly planted borders which in all provide a high degree of privacy.

UPVC D.G. & Gas C.H.

The magnificent incredibly individual property deserves prompt inspection.







## WYBUNBURY VILLAGE

### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed to the traffic lights. Turn right into Stock Lane & the property will be observed on the right hand side.

### SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305.

The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

### NEARBY WYBUNBURY VILLAGE

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment. SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, [office@wybunburydelves.co.uk](mailto:office@wybunburydelves.co.uk)

Pre-School, direct dial mobile tel no. 07890 906250, email: [wybunburypreschool@hotmail.co.uk](mailto:wybunburypreschool@hotmail.co.uk)

### NANTWICH TOWN CENTRE

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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 Aid 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 A500 Link Road.





#### KITCHEN DINER FAMILY ROOM

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.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

#### ATTRACTIVE CANOPY PORCH

With pitched tile roof, timber supports upon brick base.

#### ENTRANCE HALL

Part glazed wood effect composite entrance door. Ceiling light point, telephone point, radiator & stairs rising to the first floor.

#### CLOAKS/WC

Low level WC, wash hand basin, ceiling light point, radiator, small uPVC double glazed window to side.

#### KITCHEN DINER FAMILY ROOM

24' 11" x 10' 10" max (7.59m x 3.3m) An immaculately appointed space with a highly attractive dual aspect, the kitchen itself having been fitted by 'Harvest Pine' is particularly attractive and boasts an excellent range of integrated appliances. Being open to the Dining Family Room allows families or anyone wishing to entertain, plenty of room to do so, all with a fantastic rear garden aspect.



#### FITTED KITCHEN

Comprehensively well equipped & fitted by 'Harvest Pine', with a most beautiful range of elegant oak front wall, base & drawer units incorporating wine rack & glazed wall cabinets with inset lighting. Featuring a pretty Georgian style curved corner wall mounted cabinet, there are stunning black granite work surfaces & upstands with under mounted sink unit with mixer tap. Integrated appliances include; Gas hob with glass & brushed steel extractor over, electric double oven & grill beneath, microwave oven, dishwasher, tall fridge & freezer, washing machine. Recessed ceiling spotlights, uPVC double glazed window to front, under unit worktop lighting, highly attractive tiled floor. Built in under stairs cupboard. Door to Entrance Hall & open to the Dining Family Room.





KITCHEN DINER FAMILY ROOM







DINING FAMILY ROOM

LIVING ROOM





#### MASTER BEDROOM ONE

##### DINING FAMILY ROOM

2 Ceiling light points, ceiling coving, radiator, continuation of tiled floor, TV point, uPVC double glazed French doors to rear & side lights. Door to Entrance Hall.

##### LIVING ROOM

14' 9" x 12' 10" max (4.5m x 3.91m) Elegantly appointed with 3 wall light points, ceiling coving, radiator, uPVC double glazed French doors to the rear with side lights, TV point, highly attractive stone fireplace with gas fire.

##### FORMAL DINING ROOM

11' 3" x 9' 8" (3.43m x 2.95m) Ceiling light point, radiator, uPVC double glazed window to front.

##### FIRST FLOOR LANDING

Ceiling light point

##### MASTER BEDROOM ONE

18' 11" max x 11' 0" max (5.77m x 3.35m) A delightful room with an impressive garden view, 2 ceiling light points, radiator, TV point, uPVC double glazed window to rear, and attractive range of built in furniture including wardrobes with both hanging & shelving provisions and drawer units. Door to Ensuite.

##### ENSUITE SHOWER ROOM

Beautifully appointed with a double size walk in shower (fully tiled where visible) with mains shower, wash hand basin with storage beneath, low level WC, recessed ceiling spotlights, wall mounted mirror with feature lighting, tiled floor, ladder radiator/towel rail.





MASTER BEDROOM ONE SUITE







#### BEDROOM TWO

15' 6" max x 12' 6" max (4.72m x 3.81m) (L Shaped). 2 Ceiling light points, radiator, uPVC double glazed window to front, TV point, built in double wardrobe.







BEDROOM THREE

BEDROOM FOUR







REAR GARDEN

BEDROOM THREE

12' 10" max x 10' 7" (3.91m x 3.23m) Ceiling light point, radiator, uPVC double glazed window to front, built in wardrobe.

BEDROOM FOUR

9' 4" max x 7' 8" (2.84m x 2.34m) Ceiling light point, radiator, uPVC double glazed window to rear with a wonderful view of the garden, built in wardrobe with sliding doors.

FAMILY SHOWER ROOM

Immaculately appointed & fitted with a walk in double shower with mains shower, low level WC, wash hand basin with storage beneath, beautifully tiled walls & floor, uPVC double glazed window to rear, ladder radiator/towel rail, recessed ceiling spotlights.

EXTERIOR

The gardens are absolutely delightful with the plot being approx. 100ft, planted & landscaped in a charming cottage style they are incredibly suitable for anyone who enjoys relaxing & entertaining in a beautiful garden setting.

The front of the property has a gravelled driveway which provides ample parking & turning, with stunning swathes of colourful specimen plants. Side access drive leads to the DETACHED BRICK BUILT SINGLE GARAGE with up & over door, power & light.

The rear garden is outstanding enjoying a spacious shaped lawn with richly planted cottage style borders featuring a plethora of colour. There are also excellent sized & highly attractive shaped Indian stone patios, being the perfect places to relax, entertain & enjoy the rear vista, which offers an excellent degree of privacy.

EPC RATING: C

COUNCIL TAX BAND: D





#### SERVICES

All mains gas, water, electricity & drainage services are connected ly (subject to statutory undertakers costs & conditions). Gas 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

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-3.30pm.

#### SALES 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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#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### WATTS

We can help you fund your new purchase with independent mortgage advice. Expertise with a local perspective.

\*\* Contact one of our sales team today at our Nantwich Office to discuss further & quote: WM2019 when contacting us \*\*

For whole of market, independent mortgage advice with access to thousands of deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







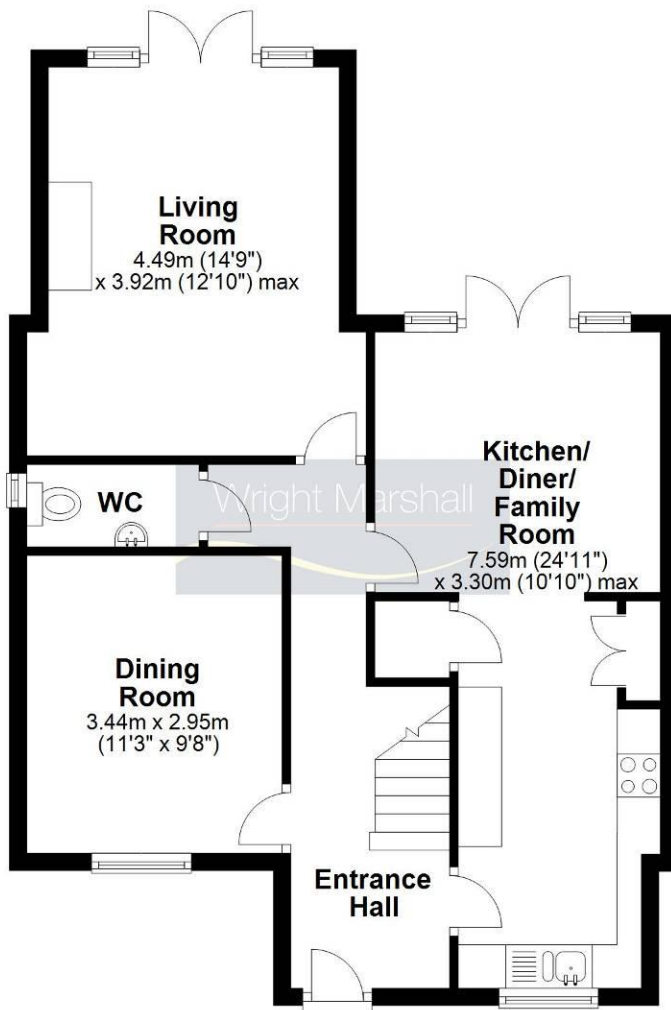






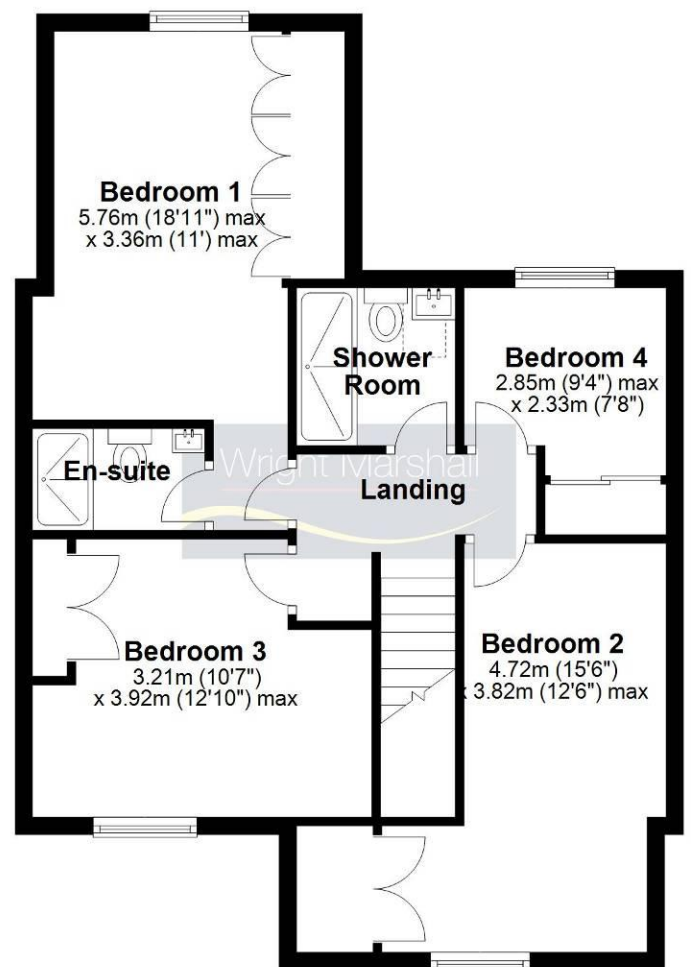
## Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



## First Floor

Approx. 61.0 sq. metres (656.9 sq. feet)





SITE PLAN PENDING

Wright Marshall  
Estate Agents

**Tel : 01270 625410**

Wright Marshall Fine & Country

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