



STEPHENSON BROWNE

The Meadows, Wrinchill, Crewe

CW3 9GD



Offers Over £600,000

DESCRIPTION

Look no further for your dream home, it's here! Nestled in the picturesque village of Wrinehill, this stunning individually built detached house offers a perfect blend of luxury and timeless character. With five generously sized bedrooms and four well-appointed bathrooms, this home is designed to accommodate both family living and entertaining with ease.

As you enter, you are greeted by three elegant reception rooms that flow seamlessly into one another, creating a harmonious living space. The heart of the home is undoubtedly the impressive kitchen, featuring a modern design with integrated appliances, including a microwave, double oven, fridge, freezer, dishwasher, and a wine fridge. This space is complemented by a delightful dining area and a sitting room with a log burner, all overlooking the beautifully landscaped garden.

The living room is a true highlight, flooded with natural light, while the dining room offers a more formal setting, ideal for hosting dinner parties or special celebrations. The principal bedroom serves as a serene retreat, complete with an ensuite dressing room and shower room, providing a perfect sanctuary to unwind after a long day.

The additional four bedrooms are all excellently proportioned, with two located on the first floor alongside the family bathroom, and two on the second floor, one of which is currently set up as a home gym. A stylish shower room on this level adds to the convenience of the home.

Externally, the property boasts a spacious double garage and invaluable off-road parking for several vehicles. The private landscaped gardens provide a tranquil outdoor space,



perfect for relaxation or entertaining guests. This exceptional home truly offers a luxurious lifestyle in a charming village setting.

This is oh so much more than four walls and a roof, it is a place where memories can be made and treasured, a home that will inspire for years to come, ring us today secure your viewing.



ROOM DESCRIPTIONS

Entrance Hall

Cloakroom

Living Room

16'0" x 14'3"

Dining Room

12'6" x 10'6"

Utility Room

9'3" x 5'0"

Open Plan Sitting Room

11'8" x 10'3"

Open Plan Kitchen Diner

22'6" x 13'2"

Stairs to First Floor Landing

Principal Bedroom

16'4" x 14'5"

Dressing Room

En-Suite Shower Room

Bathroom

Bedroom Two

12'6" x 12'4"

Bedroom Three

12'6" x 10'2"

Stairs to Second Floor

Bedroom Four

19'6" x 14'5"

Bedroom Five

19'6" x 11'10"

Family Bathroom

Externally

The property stands within a beautiful walled landscaped gardens with invaluable off road parking, The gardens have an abundance of shrubs and flowers and several lovely patio and seating areas, a tranquil setting ideal for sitting out during the summer months whilst entertaining family and friends.

Detached Double Garage

Up and over door access from the rear.



AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax

Band F

Location

Set midway between Crewe and Newcastle is this bustling village a highly sought after to live. The village is just a short drive away from Betley where you can find a range of local amenities such as primary school, nursery, church, doctors surgery, local shop/post office and an array of public houses and restaurants including the Hand & Trumpet, Swan, Broughton and the Crown Inn all highly popular providing homemade food.

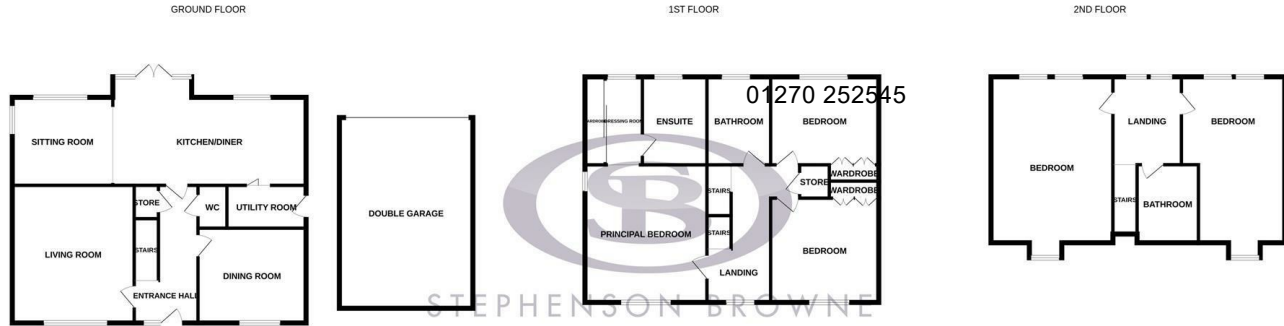
Newcastle under Lyme is approximately 6 miles away and the historic market town of Nantwich approximately 10 miles, renowned for its beautiful architecture and character, both offering an array of shops, restaurants, boutiques, bars and leisure facilities.

For golf enthusiasts the Wychwood PGA golf course is a short drive away all set with beautiful Cheshire countryside.

The property is conveniently positioned for access to the M6 motorway and major road links, Crewe mainline railway station is within easy reach for those wishing to travel further afield.



Floorplans



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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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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