



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Substantial & impeccably appointed; a wonderful five bed, two bath detached double fronted country house with excellent well proportioned accommodation & a superb two bed duplex detached annexe with double garage beneath. An excellent 'multi generational' opportunity affording superb interiors & impressive versatile accommodation overall. Nestled in beautiful countryside, being in an enviable elevated position boasting far reaching views over fields, the property offers the perfect country lifestyle yet is still within easy reach of nearby towns, facilities & schools etc. South facing gardens of approx. 0.25 acre & extensive gravel drive. Viewing is highly recommended.

DESCRIPTION

Occupying an inspiring rural location & elevated views, 'Oaklea House & Little Oaks' offers an excellent multi generational opportunity. Within the popular confines of Wybunbury Village & having excellent road and rail links in easy reach. 'Oaklea House' is an impeccably well appointed, imposing & substantial detached country residence boasting five bedrooms & two bathrooms. 'Little Oaks' is a charming two bedroom duplex annexe, having been a superb rental property (Air BnB).

The principle residence briefly comprises; Reception Hall, Kitchen Diner with wonderful front aspect, Utility, Lounge, spacious Sitting Dining Room with central fireplace.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Family Bath & Shower Room, Bedroom Four, Bedroom Five, Bathroom.

The annexe 'Little Oaks' briefly comprises; stunning Living Kitchen Diner with appliances, Bedroom One, Bathroom. exceptional Second Floor Galleried Landing, Bedroom Two, two storage cupboards.

Double garage & extensive driveway. Nestled in a magnificent & enviable position standing in approx 0.25 acre landscaped South facing gardens. VIEWING IS HIGHLY RECOMMENDED

DIRECTIONS

Proceed from the agents Nantwich office along Hospital Street & continue ahead at the mini roundabout. Take the last exit at the 'Churches Mansion' roundabout onto London Road and proceed over the level crossing. At the traffic lights turn right, continuing onto the A51, and at the next set of traffic lights turn left. Take the left turn onto Wybunbury Lane, follow to the end and turn right onto Main Road, Wybunbury. After the church, turn left into Wrinehill Road & continue. 'Oaklea House' & 'Little Oaks' will be observed on the right hand side.

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

Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk

NEARBY NANTWICH TOWN

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. 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.

AGENTS NOTE:-

The beautiful residence is situated in a fine location surrounded by incredibly lovely open countryside with wonderful far reaching views & walks - public footpath at side of property. Close to the popular villages of Wybunbury, Wrinehill, Hough and Betley with their charm and facilities. Primary Schools are well provided in the local areas of the village itself, Nantwich and Bridgemere. Notably the village of Wybunbury features a couple of public houses, village shop and 'leaning' Church Tower together with walks over Wybunbury Moss.

THE ACCOMMODATION:-

With approximate dimensions comprises:-

ENTRANCE PORCH

A beautiful oak pillar and framed covered porch with a chic UPVC double glazed entrance door with glazed side panels.

RECEPTION HALL

Elegantly appointed featuring beautiful wall panelling. Bespoke hand crafted oak staircase rising to the first floor. Radiator. Ceiling coving. Outstanding views from the entrance door over the open fields towards the Macclesfield hills.

SITTING DINING ROOM

Bathed in an abundance of natural light and affording dual aspect views to the front and rear, the room is a spectacular space to relax and entertain. Superb central open fireplace incorporating a cast iron wood burning stove upon a slate hearth. Oak flooring and skirting boards. UPVC double glazed double opening wider than standard doors. Radiator. Recessed lighting. UPVC double glazed window to the front elevation.

KITCHEN DINER

Distinctively designed with sleek contemporary flair and wonderful view. Comprehensively equipped with a range of soft white coloured painted wall, base and drawer units featuring granite work surfaces with a bespoke granite window seat and granite upstands. UPVC double glazed window to the front enjoying excellent views. Recessed ceiling spotlights. Attractive tiled flooring. Wall lights. Under cupboard lighting. Recently fitted 'Rangemaster' cooker. Integrated dishwasher & integrated wine cooler. Under mounted Belfast style sink unit. Open to the utility and lounge.

UTILITY

Complimentary range of units incorporating a tall built in larder fridge and adjoining fridge with separate freezer. Space & plumbing for both a washing machine & tumble dryer (base level). Stainless steel sink unit under mounted by granite work surfaces. UPVC double glazed window to the rear & door with double glazed window.

LOUNGE

Ideal for a variety of uses, the room affords a high degree of natural light. Attractive corner fireplace with an AGA cast iron wood burning stove upon a Yorkstone plinth within a chimney breast. UPVC double glazed French doors with side panels enjoying both garden access and superb vistas.

FIRST FLOOR LANDING

A pleasant spacious landing featuring a highly attractive oak balustrade. Oak doors to all rooms.

FAMILY BATH & SHOWER ROOM

Luxuriously appointed featuring timelessly elegant Travertine walls and floor. Free standing double end roll top bath. Large full height shower cubicle with screen and shower over. Pedestal wash hand basin. WC. Contemporary radiator to distinctive pillar, UPVC double glazed windows overlooking the rear garden. Underfloor heating.

BEDROOM ONE

An elegant room with UPVC double glazed French doors to a Juliet balcony making it the perfect spot to enjoy the lovely views. UPVC double glazed window. Chic feature wall panelling.

BEDROOM TWO

Two UPVC double glazed windows to the rear elevation boasting lovely views. Fitted wardrobes. Two radiators.

BEDROOM THREE

UPVC double glazed window enjoying outstanding views to the front. Radiator. Fitted wardrobes.

BEDROOM FOUR

UPVC double glazed window to the front elevation. Feature wall panelling. Radiator.

BEDROOM FIVE / OFFICE

UPVC double glazed window to the rear elevation. Radiator. Loft access.

SECOND BATHROOM

Tiled panel bath, shower screen, pedestal wash hand basin. Contemporary style radiator. WC. Fully tiled Travertine walls and flooring. UPVC double glazed window with outstanding expansive views. Underfloor heating.

EXTERIOR

The wonderful properties stand within beautiful rural countryside. In a prime elevated position the principle residence enjoys large lawned gardens extending to all sides bordered by hedging, mature specimen trees, various shrubs and fences. The delightful gardens are well stocked with the house itself being approached through a charming picket gate. Steps and paved pathway from the generous parking area. Being south facing, the rear garden enjoys wonderful outlooks particularly from the corner terraced decked entertaining and seating area.

EPC RATING: D (OAKLEA HOUSE)

COUNCIL TAX BAND: G

'LITTLE OAKS' ANNEXE

Offering deceptively spacious and beautifully appointed luxurious accommodation which has been thoughtfully created. The charming duplex annexe has been run as a successful Air BnB rental.

STAIRS RISING TO THE RECEPTION HALL

FIRST FLOOR OPEN PLAN GALLERIED LIVING SPACE

An exacting spacious open plan vaulted room with an excellent galleried balcony within a high vaulted ceiling with Velux windows and UPVC double glazed patio doors to the South elevation which leads onto a pleasant railed balcony and majestic views. Two UPVC double glazed windows to the front. The kitchen area is well appointed and superbly presented with cupboards beneath work surfaces with inset electric hob, integrated electric oven, filter canopy. Stainless steel single drainer sink unit with mixer tap. Part tiled walls. Integrated dishwasher. High quality attractive wood effect flooring. UPVC double glazed windows to the front elevation with a fantastic aspect. Doors to the bathroom and bedroom one.

BATHROOM

Attractively presented with panel bath, screen and shower over. Tiled surround. Wash hand basin upon vanity unit. WC. Attractive flooring. Chrome radiator.

BEDROOM ONE

A delightful room with wall mounted contemporary electric heater. Door to the balcony. Attractive flooring.

SECOND FLOOR

An exquisite galleried balcony within a vaulted pitched ceiling with Velux windows to the rear elevation providing simply wonderful aspects over the first floor living area. Eaves storage cupboard. Door to Bedroom Two.

BEDROOM TWO

Double glazed window overlooking the kitchen living area. Eaves storage cupboard. Velux window.

DOUBLE GARAGE (BENEATH DUPLEX ANNEX)

UPVC double glazed window to the rear elevation. Door to side. Large over sized garage door. Pressurised cylinder system and under stairs store room (which could have alternative potential uses).

EPC RATING: D (LITTLE OAKS)

COUNCIL TAX BAND: A

SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. Septic tank drainage.

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. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

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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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.