



'CHURCH COTTAGE' | DAMSON LANE | COX BANK, AUDLEM | CHESHIRE | CW3 0EU | OFFERS OVER £395,000



Nestled in a most idyllic & charming conservation area being within approx. 1 mile walk of Audlem village along the pretty canal.

The incredibly deceptive three bedroom detached country residence offers excellent generously proportioned space and being in a slightly elevated part of the hamlet enables buyers to have the most wonderful views across undulating fields to the front. Originally a small Mission chapel the building itself was used as the basis for the now pretty 'Church Cottage' which you see before you. Thoughtfully designed the property has been a much enjoyed home for many years.

The charming property briefly comprises; Entrance Porch, Entrance Hall, Formal Dining Room, Kitchen, Living Room with wood burning stove, Utility Room & Separate WC.

Spacious Galleried First Floor Landing with office / seating space, wonderfully spacious Master Bedroom One with shower cubicle & wash hand basin, Bedroom Two, Bedroom Three & Bathroom.

Wide brick paved driveway with low brick walls & double opening wrought iron gates opening to the detached single garage. Easy maintenance brick paving to all sides with seating area & deep planted border to rear. Oil fired C.H & Double glazing throughout.

The property would be excellent for buyers looking for an easy 'lock up & leave' property given the more limited external gardening & maintenance required.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**

**NO CHAIN**





#### DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for 7 miles through the villages of Hatherton and Hankelow and upon reaching the centre of the charming village of Audlem turn right by the historic Church, onto Shropshire Street. Turn right into Green Lane (signed Market Drayton). Take the left turn into Bagley Lane (signed Cox Bank) and turn right into Hardy's Lane. Proceed bearing left into Damson Lane at the small red post box where the property will be observed a little further along on the right hand side.

#### AUDLEM VILLAGE (PICTURED RIGHT)

Audlem is an attractive, extremely well serviced award-winning country village, the centre of which is designated as a Conservation Area, well known for its Church dating back to 1279. Audlem has a medical practice, chemist, primary school, play group, three public houses and a range of shops. It is also the location of 15 locks on the Shropshire Union Canal. Approx distances: Nantwich 6 Miles, Crewe 10 miles, Manchester 40 Minutes, Walled City of Chester 26 miles, Newcastle Under Lyme 14 miles, Telford 25 miles, Shrewsbury 25 miles, M6 motorway - Junction 16 - 10 miles. In a county considered as prosperous as Cheshire, a village as well serviced as Audlem may become complacent about the services & facilities it provides but it has demonstrated that it certainly doesn't take its facilities for granted. Annual events in the Village include a Transport Festival, Music & Arts Festival and Open Gardens Weekend. Recent Awards won by Audlem Village: Regional title for North England as well as overall award for Building Community Life (sponsored by DEFRA-Department for Environment, Food & Rural Affairs) in the 2005 Calor Village of the Year. The Village has also won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards 2014 and numerous 'Britain in Bloom' awards.



#### 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.



#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE PORCH 5'3 x 4'8



ENTRANCE HALL 11'4 x 11'2



CELLAR 16'1 x 6'9  
(Restricted head room).



FORMAL DINING ROOM 11'10 x 11'



LIVING ROOM 16'8 x 11'8





KITCHEN 12'2 x 10'2





UTILITY ROOM 8'11 x 5'9

SEPARATE WC 5'9 x 2'11

GALLERIED FIRST FLOOR LANDING





GALLERIED FIRST FLOOR LANDING WITH STUDY AREA 12'4 x 11'1





MASTER BEDROOM ONE 16'7 x 12'3





BEDROOM TWO 11'2 x 10'3

FAMILY BATHROOM 11'8 x 6'0

BEDROOM THREE 10'3 x 8'7





#### EXTERIOR

The property stands in delightful rural enclave approx. 1 mile walk from Audlem along the canal. For buyers looking for an easy maintenance garden this really couldn't be easier with brick paving to all sides and rear deep planted border. There is also a potting shed attached to the rear of the garage. Buyers have ample scope to create their own individual space and simply enjoy being nestled in a glorious location with outstanding countrywide & walks on the doorstep.

#### DETACHED SINGLE GARAGE 19'7 x 9'11

Up & over door.

#### EPC RATING: D

#### COUNCIL TAX BAND: E

#### SERVICES

All mains water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Oil fired central heating.

Private 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

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: [nantwicksales1@wrightmarshall.co.uk](mailto:nantwicksales1@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!

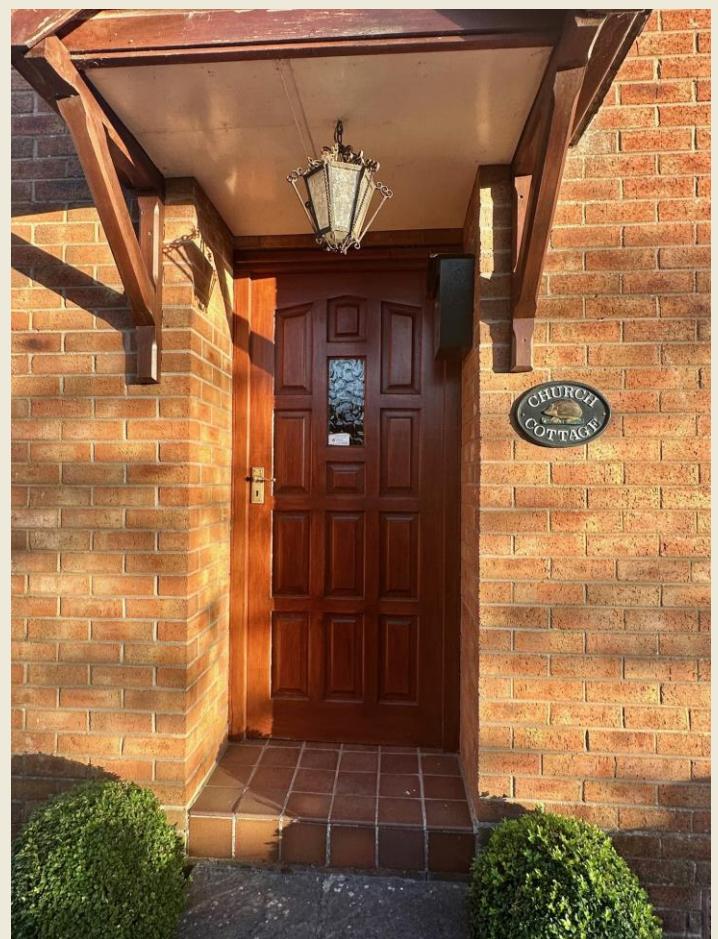
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

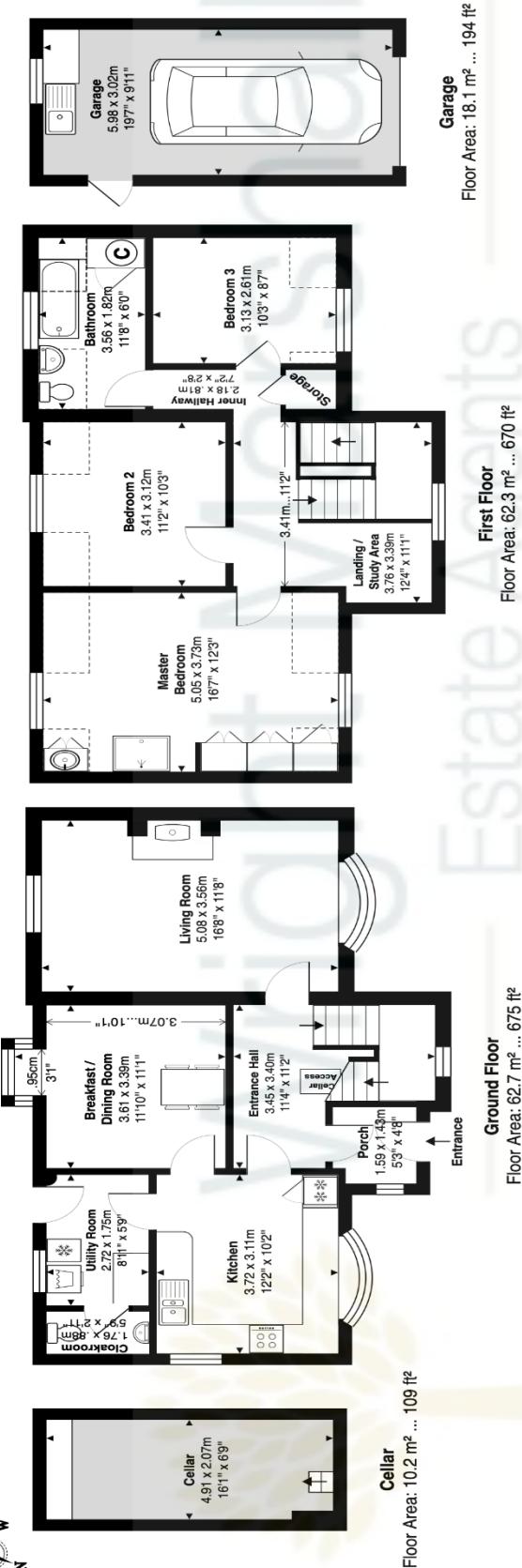
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

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









Approximate Gross Internal Area: 153.2 m<sup>2</sup> ... 1649 ft<sup>2</sup> includes Garage & Cellar  
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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