



'VERONA' | CHESTER ROAD | STOKE | CHESHIRE | CW5 6BT | OFFERS OVER £699,000



An exceptionally desirable period residence of distinction circa 1760, with magnificent original features throughout being the epitome of style & elegance.

Boasting high ceilings and incredibly well proportioned rooms, the elegant home is a delightfully comfortable family home. The views are enchanting over fields both to the front and sides making this an ideally situated home for ease of convenience. Standing in a generous garden plot, the external space is marvellous boasting a large lawned walled garden with entertaining terrace, double garage / workshop and ample parking.

The magnificent property briefly comprises;

Magnificent Entrance Hall, Cellar, Formal Dining Room, Living Room, Sitting Room, Kitchen Breakfast Room, Hall / Cloak Room, Shower Room & WC. Impressive

First Floor Landing, Master Bedroom with impressive dual aspect, Bedroom Two with decorative period fireplace & dual aspect, Bedroom Three, Bedroom Four/Study, generous Family Bath & Shower Room.

In all the historic home offers immense atmosphere, space & style and is a rare opportunity for discerning buyers to acquire such a favourable and imposing landmark property.

MOTIVATED SELLERS

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich on the A51 towards Barbridge (Chester / Tarporley). Just beyond the Equine centre on the left, the landmark residence will be observed on the left hand side.

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. 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:-

ENTRANCE HALL 15'1 x 7'7







FORMAL DINING ROOM 15'1" x 13'10"





LIVING ROOM 20'3" x 14'5"





KITCHEN BREAKFAST ROOM 29'1 x 8'11

HALL / CLOAKS ROOM 8'5 x 4'3



SHOWER ROOM / WC 8'4 x 4'2



CELLAR

Room 1 - 14'5 x 8'1

Room 2 - 14'5 x 5'7

Room 3 - 15'0 x 7'4



SITTING ROOM 18'4 x 15'1





FIRST FLOOR LANDING 22'4 x 4'6





MASTER BEDROOM ONE 20'4 x 14'8

VIEW





BEDROOM TWO 18'4 x 15'2

VIEW





FAMILY BATH & SHOWER ROOM 11'11" x 8'11"



BEDROOM FOUR / STUDY 7'4" x 7'0"





BEDROOM THREE 14'1 x 10'2

EXTERIOR

Driveway approach leading to two properties (communal driveway). The views are enchanting over fields both to the front and sides making this an ideally situated home for ease of convenience. Standing in a generous garden plot, the external space is marvellous boasting a large lawned walled garden with entertaining terrace and large vegetable beds. There is the benefit of an attached double garage / workshop with ample parking. Please note, the parking is for domestic vehicles (restricted to non-business use).

DOUBLE GARAGE / WORKSHOP 24'3 x 17'5



EPC RATING: E

COUNCIL TAX BAND: G

SERVICES

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

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 & 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.

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.



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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.

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.



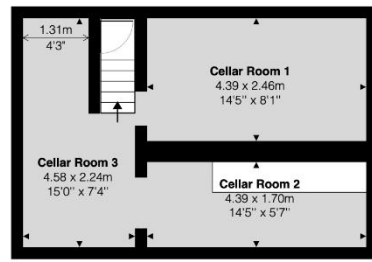




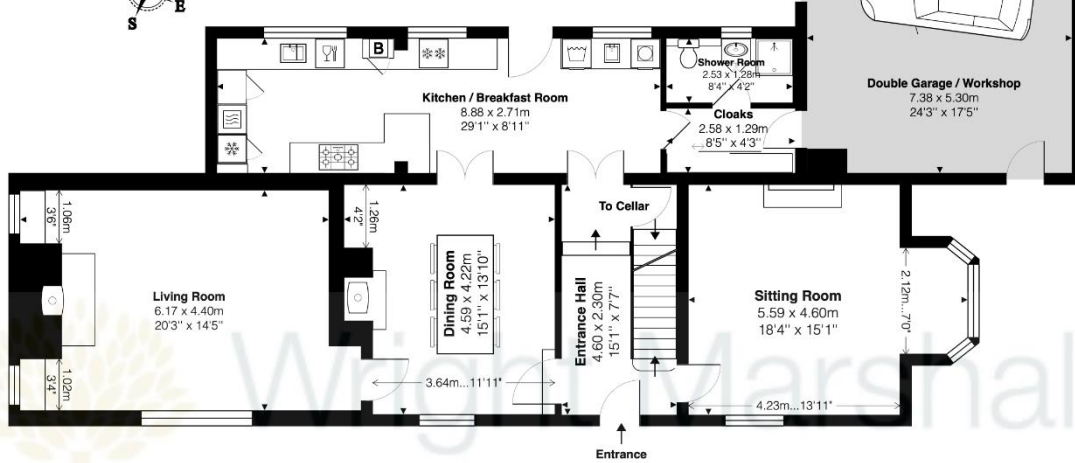




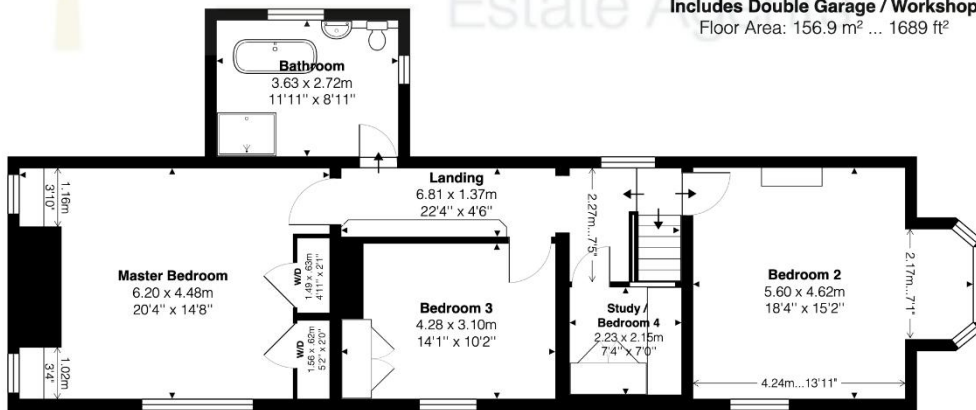




Cellar
Floor Area: 31.4 m² ... 338 ft²



Ground Floor
Includes Double Garage / Workshop
Floor Area: 156.9 m² ... 1689 ft²



First Floor
Floor Area: 95.2 m² ... 1025 ft²

VERONA, CHESTER ROAD, STOKE, NANTWICH, CHESHIRE, CW5 6BT

Approximate Gross Internal Area: 283.5 m² ... 3051 ft² Includes Double Garage / Workshop

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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