



'SUNDORNE' | WHITCHURCH ROAD | BROOMHALL NEAR NANTWICH | CHESHIRE | CW5 8BZ |  
OIRO £650,000 (OPTION TO PURCHASE 'PADDOCK' SEPARATELY)





Nestled in a fine semi rural hamlet a short drive from Nantwich in the charming area of Broomhall, this substantial detached four bedroom, two bathroom substantial dormer bungalow offers an exceptional living experience. With magnificent spacious & naturally light accommodation this property is perfect for families or those seeking a peaceful retreat.

The bungalow boasts vast accommodation spread over two wonderfully light floors, ensuring a bright and airy atmosphere throughout. The generous living spaces are ideal for both relaxation and entertaining, making it a delightful home for any prospective buyer. Set within a large plot, the property enjoys outstanding views of the surrounding semi-rural locality, providing a tranquil backdrop to everyday life.

One of the key advantages of this property is its convenient location, with schools easily accessible, making it an excellent choice for families. Additionally, the motivated seller is offering the property with no chain, allowing for a smooth and efficient purchase process.

For those with a passion for outdoor pursuits, there is also an option to purchase a paddock area, further enhancing the appeal of this unique home. This bungalow is not just a property; it is a lifestyle opportunity waiting to be embraced. Do not miss the chance to make this delightful residence your own.

'Paddock' land to South West side of Cock Lane is also available to purchase.

**NO CHAIN – MOTIVATED SELLER**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agents Nantwich office out of Nantwich along the A530 Whitchurch Road passing the lake on the right. Continue over the bridge passing Sound primary school on your right hand side and continue further where the property will be observed on the left hand side.

#### BROOMHALL & SOUND

An engaging semi rural hamlet just a short drive away from Nantwich with fine countryside & magnificent country walks. There is also Sound Primary School a short distance away.

#### NANTWICH

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;

OPEN PORCH

RECEPTION DINING HALL (SITTING AREA) 22'8 x 17'2







LIVING ROOM 19'5 x 12'3





KITCHEN BREAKFAST DINING ROOM 20'0 x 19'5

UTILITY ROOM 7'5 x 5'2



BEDROOM TWO 14'4 x 12'4







BEDROOM THREE 13'6 x 8'9



BEDROOM FOUR 11'11 x 10'5







SHOWER ROOM & WC 7'5 x 5'10

STAIRS RISING FROM THE RECEPTION DINING HALL







MASTER BEDROOM SUITE:-

BEDROOM ONE 26'3 x 16'3



WALK IN WARDROBE 6'6 x 5'0

SPACIOUS ENSUITE BATH & SHOWER ROOM 16'5 x 16'3







#### EXTERIOR

The cottage stands in pleasant gardens predominantly to the rear with large lawn, hedging & trees. The property benefits from ample off road parking with both a gravelled driveway to the front & a separate driveway to the rear continuing to the side (providing excellent space for motorhome/caravan etc). Bordered by hedging there is extensive opportunity to further cultivate the plot, erect a home office / cabin etc.

#### NOTE:-

'Paddock' land situated to the South West side of Cock Lane, Broomhall, Nantwich is available to purchase as an option. Access from Cock Lane to the area of land which adjoins Sundorne.

EPC RATING: E

COUNCIL TAX BAND: F

#### SERVICES

All mains water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). LPG (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](mailto: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](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.







**SUNDORNE, WHITCHURCH ROAD, NANTWICH, CHESHIRE, CW5 8BZ**

Approximate Gross Internal Area: 182.2 m<sup>2</sup> ... 1961 ft<sup>2</sup>

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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