



7 MATTHEWS WAY | AUDLEM | CHESHIRE | CW3 0LT | OIRO £635,000



Nestled in a most idyllic & charming enclave of premium village homes within a short walk of the sought after village of Audlem. This most deceptively spacious impeccably well appointed detached four bedroom, three bathroom dormer style house offers highly versatile individual accommodation which is sure to be impressive to discerning buyers whilst being positioned in a remarkably quiet & tranquil location.

The outstanding spacious detached residence briefly comprises; Spacious Entrance Hall, Cloaks/WC, Impressive spacious Living Dining Room, quality Breakfast Kitchen, Utility Room, Bedroom Two with Ensuite Shower Room. First Floor Landing, wonderfully spacious Master Suite; Bedroom One with Ensuite Shower Room, Bedroom Three, Bedroom Four / Office and Family Bathroom. (The bathrooms have Porcelanosa suites throughout).

Attached immaculate Double Garage with remote roller door & extensive block paved driveway with space for approx. four vehicles, together with a garden frontage.

Timber gate to side opening to the wonderful manageable yet good size rear lawned garden with entertaining & seating patio and various shrubs.

Alarm fitted, external power point to rear and front & rear external use taps.

The property is not directly overlooked making the outdoor space a wonderful tranquil spot in which to relax and entertain.

LPG fired C.H & Double glazing throughout.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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.

Proceed over the canal bridge & continue. Turn right into Matthews Way where the delightful property will be observed in the far left hand corner.

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 1 hr 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;

SPACIOUS ENTRANCE HALL 24'1 x 13'3

CLOAKS WC 7'0 x 3'1





LIVING DINING ROOM 26'1 x 13'4





BREAKFAST KITCHEN 17'5 x 10'5



UTILITY ROOM 10'5 x 5'3





BEDROOM TWO 14'9 x 13'1

ENSUITE SHOWER ROOM 6'4 x 5'0

STAIRS RISING FROM THE ENTRANCE HALL TO THE FIRST FLOOR:-

FIRST FLOOR LANDING 21'0 x 10'2

FAMILY BATHROOM 11'5 x 5'7





MASTER BEDROOM SUITE:-

BEDROOM ONE 21'9 x 20'4



ENSUITE SHOWER ROOM 6'7 x 5'11





BEDROOM THREE 14'8 x 10'0

ATTACHED DOUBLE GARAGE 18'2 x 17'4

BEDROOM FOUR / OFFICE 11'6 x 10'1





EXTERIOR

The exterior is simply sublime & enables the perfect enjoyment of the idyllic location the delightful property is nestled in.

Benefiting from the immaculate attached double garage with remote electric door, power & light, buyers have the perfect space for their vehicles, vintage cars or bikes etc, or indeed as a dedicated hobby / workshop if preferred.

The spacious block paved driveway enables easy parking for approx. four vehicles – perfect for larger households whilst there is also a garden frontage & hedging to side. Side timber gate opens to the lawned rear garden of a pleasant yet manageable size which offers the benefit of not being overlooked to the rear. For relaxing & entertaining there is an excellent paved patio together with various shrubs.



EPC RATING: D

COUNCIL TAX BAND: F

SERVICES

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

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

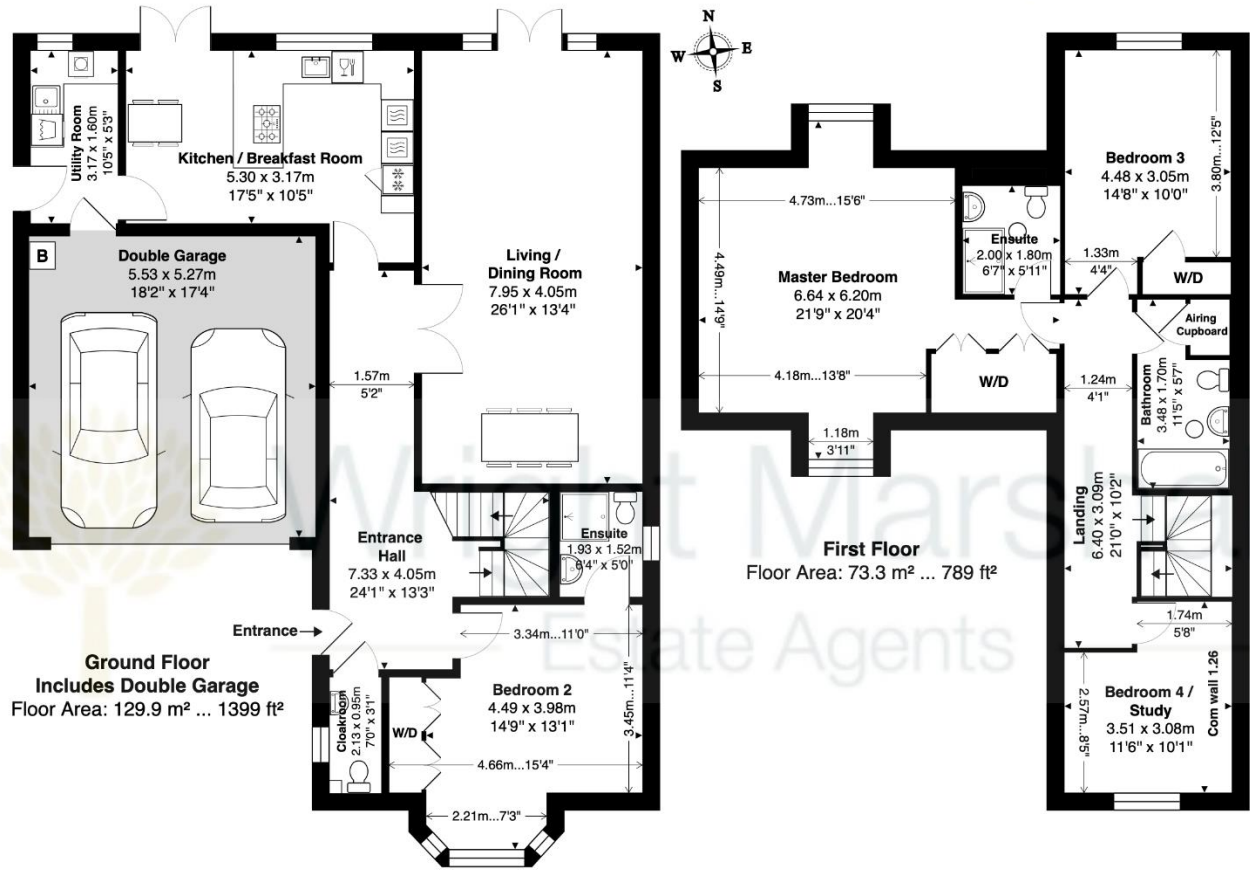
We can help you fund your new purchase with mortgage advice!

** 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.





7 MATTHEWS WAY, AUDLEM, CREWE, CHESHIRE, CW3 0LT

Approximate Gross Internal Area: 203.3 m² ... 2188 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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