



Wright Marshall  
Estate Agents

SPROSTON WOOD HOUSE WRENBURY  
WOOD, WRENBURY, NANTWICH CW5 8HH

£1,050,000



**A magnificent five bedroom detached country property accessed off a 'No Through' lane situated in gardens and paddock extending to 1.2 acres and offers fantastic undisturbed views over neighbouring farmland.**

Sproston Wood House is a former Dower House to Wrenbury Hall and is a magnificent five bedroom detached country property accessed off a 'No Through' lane situated in gardens and paddock extending to 1.2 acres and offers fantastic undisturbed views over neighbouring farmland. The property has the added quirk of having its own pew in Wrenbury Church that dates back to 1910.

The current vendor has lovingly undertaken a scheme of modernisation throughout to include a large ground floor extension and full refurbishment of the house. The accommodation which is presented throughout to a very high standard briefly comprises; reception hallway with galleried landing above, drawing room with feature open fireplace and bi-folding doors onto a raised terrace, sitting room overlooking the front gardens, cloakroom/WC with large built in storage cupboard, impressive open plan kitchen/dining/family room fitted with a range kitchen units with quartz stone worktops and contrasting large island unit and bi-folding doors onto the garden, utility room/boot room, galleried landing, principal bedroom with delightful Juliette balcony with far-reaching views, fully fitted dressing room and well-appointed four piece suite en-suite bathroom, 4 further double bedrooms, family bathroom and separate family shower room. The property benefits from double glazed windows and has oil fired central heating with a number of feature column style radiators.

Sproston Wood House is approached via a gravelled driveway that continues from the front of the property and continues past to the rear where there is a large parking turning area with a triple garage and with single storey studio. The mature gardens are to three sides of the property and are principally laid to lawn with fully stocked mature trees, shrubs and borders.

There is a small paddock that is situated to the side of the property with gated access onto the lane. The gardens offer an excellent degree of privacy and a sunny aspect.

If you are looking for a period property with ready to move into accommodation in a semi-rural location then we would strongly urge you to view. The property is offered for sale with NO ONWARD CHAIN.

#### LOCATION

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The mainline railway station is also nearby and the major Crewe Terminal with an express line to London Euston (1hr 30min) only 10 miles away (20 mins) .

#### COVERED PORCH

Floor tiling, composite door with silver door furniture through to the reception hallway.

#### RECEPTION HALLWAY

15'11" x 11'7" (4.85m x 3.53m)

Two velux windows. Window overlooking the front. Floor tiling. Radiator. Coving. Staircase rising to the first floor. Door through to the living/kitchen/dining room, opening through to the inner hallway with doors accessing the sitting room and cloakroom. Double doors through to the living room.



#### LIVING ROOM

24'6" x 15'9" (7.47m x 4.80m)

Two windows overlooking the front gardens. Bi-folding doors onto a delightful raised terrace. Feature fireplace with limestone hearth and mantel and cast iron wood burning stove. Aerial point. Satellite point. Two radiators.



#### SNUG

11'5" x 10'11" (3.48m x 3.33m)

Window overlooking the front gardens. Ceiling light point. Radiator. Aerial point.



#### DOWNSTAIRS WC/CLOAKROOM

6'1" x 4'1" (1.85m x 1.24m)

Window with obscured glass. Ceiling light point. Burlington wall-mounted wash hand basin with chrome legs and chrome water taps. Low level WC. Chrome traditional heated towel radiator. Sliding solid wood storage cupboards incorporating rails. Decorative floor tiling and partially tiled walls.

### KITCHEN/DINING/FAMILY ROOM

39'8" x 13'9" (12.09m x 4.19m)

With four windows overlooking the rear garden. Bi-folding doors onto delightful raised terrace. Double doors onto the wraparound terrace. Two column-style radiators. Floor tiling throughout. Aerial point with provisions for wall mounted television. Large lantern skylight.



### KITCHEN

A beautifully fitted range of two-tone grey inbuilt in frame modern shaker style kitchen furniture with silver handles comprising of drawers and cupboards with stone worktops and a large contrasting island unit with a stone worktop incorporating a breakfast bar. Free-standing white AGA with decorative mantel surround with concealed extractor above and quartz splashback and cupboards at each side. Neff combi steaming oven, Neff microwave oven, and Neff warming plate. Integrated dishwasher. Dual ceramic Belfast sink unit with double routed drainer and chrome mixer tap.



### UTILITY ROOM/BOOT ROOM

13'11" x 12'0" (4.24m x 3.66m)

Composite stable door. window overlooking the side. A selection of wall and base level lime-washed units with granite work surfaces and matching up-stands. Bowl and half stainless steel sink unit with chrome mixer tap and granite routed drainer. Space for washing machine and dryer. Boiler and hot water cylinder. Space for tall fridge freezer. Floor tiling. Radiator. Wall-mounted alarm pad and telephone point.

### FIRST FLOOR

#### LANDING

A galleried style landing with feature ceiling light point and ceiling rose. Recessed ceiling spotlights and ceiling light points. Smoke detector. Picture rail. Door through to the principal bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5, family bathroom, and family shower room. Loft hatch (with pull-down ladder, fully boarded with power and electricity points)



#### PRINCIPAL BEDROOM

13'7" x 12'6" (4.14m x 3.81m)

A fantastic suite with double opening Juliette balcony doors with spectacular far reaching undisturbed views. Recessed ceiling spotlights. Column radiator. Aerial point with provisions for wall mounted television. Opening through to a dressing room.



#### DRESSING ROOM

9'5" x 4'0" (2.87m x 1.22m)

A selection of wall mounted rails and shelves with built in dressing table and drawers with window overlooking the rear garden.



**BEDROOM 3**

12'3" x 11'6" (3.73m x 3.51m)

Windows overlooking the front garden. Ceiling light point. Radiator.



**EN-SUITE BATHROOM**

8'7" x 5'11" (2.62m x 1.80m)

A well appointed four piece suite in white with chrome style fittings comprising a stand alone claw foot bath with central chrome mixer tap and shower attachment. Wall mounted wash hand basin with chrome mixer tap and two useful storage cupboards beneath. Low level WC. Corner shower with sliding doors and canopy shower head and separate shower attachment. Shaver socket. Wall mounted illuminating mirror. Wall mounted Xmart extractor. Chrome ladder style heated towel rail. Fully tiled walls. Windows overlooking the side and rear and recessed ceiling spotlights.

**BEDROOM 4**

11'7" x 9'7" (3.53m x 2.92m)

Window overlooking the front. Ceiling light point. Radiator. Feature painted beam. Built in double wardrobe and built in four drawer chest of drawers.



**BEDROOM 2**

15'11" x 12'0" (4.85m x 3.66m)

A dual aspect room with windows overlooking the front and rear gardens. Ceiling light point. Radiator. Inbuilt six door wardrobes incorporating rails, shelves and three drawers. Built in dressing table with wall mounted mirror.

**FAMILY BATHROOM**

8'1" x 6'2" (2.46m x 1.88m)

A well-appointed three piece suite in white comprising stand-alone slipper-style bathtub with chrome mixer tap and ceiling mounted canopy shower head and separate shower attachment. Low level WC. Wall mounted Burlington ceramic sink with chrome legs and chrome taps. Heated towel rail. Window overlooking the side. Recessed ceiling spotlights. Wall mounted vent. Floor tiling.



### BEDROOM 5/OFFICE

9'0" x 7'5" (2.74m x 2.26m)

Window overlooking the side. Ceiling light point. Radiator. Telephone point. Aerial point.



### FAMILY SHOWER ROOM

6'5" x 5'11" (1.96m x 1.80m)

A walk in shower with shower canopy and separate shower attachment. Low level WC with dual flush. Granite sink and sink unit with wooden base with chrome mixer tap. Fully tiled walls. Recessed ceiling spotlights. Wall mounted vent. Window overlooking the side. Floor tiling. Chrome ladder style heated towel rail.

### DOUBLE GARAGE

17'6" x 15'9" (5.33m x 4.80m)

Two up and over garage doors. Two strip lights. Electricity points. Door through to the single garage.



### SINGLE GARAGE

12'5" x 8'8" (3.78m x 2.64m)

Up and over garage door. Strip lighting. Floor tiling. Belfast sink with wall mounted Triton hot water tap. Door to WC

### WC

5'6" x 3'5" (1.68m x 1.04m)

Low level WC with dual flush. Pedestal wash hand basin with Grohe chrome mixer tap. Window overlooking the rear garden. Floor tiling. Ceiling light point.

### DEN

15'4" x 14'10" (4.67m x 4.52m)

Window overlooking the side and rear. Two ceiling light points. Aerial point with provision for wall mounted television.

### EXTERNAL

Sproston Wood House occupies a delightful position with stunning views to the front, side and rear over open countryside. To the front, there is a lawned garden enclosed by established hedging and mature trees and shrubs. To the side is a particular feature being of a very generous size, laid mainly to lawn with fully stocked central border. The property is approached via a gravelled driveway that continues from the front of the property and continues past to the rear where there is a large parking turning area, well with covered grate and a triple garage and single-storey studio.

### SERVICES

We understand that mains water and electricity are connected. Private drainage system.

### VIEWING

By appointment with the Agents' Tarporley office.

### TENURE

We understand the tenure to be freehold.

### ANTI MONEY LAUNDERING (AML)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.







Cattle Grid

Sprostonwood House

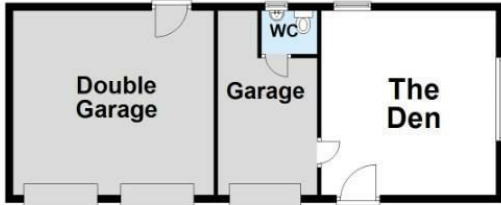
Area: 1.2 acres (4857.75 m<sup>2</sup>)

Sproston Lodge

0m 10m 20m 30m

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**Promap**  
LANDMARK INFORMATION



**Ground Floor**  
Approx. 173.5 sq. metres (1867.6 sq. feet)



**First Floor**  
Approx. 115.1 sq. metres (1239.0 sq. feet)

Total area: approx. 288.6 sq. metres (3106.6 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**Sproston Wood House, Wrenbury Wood, Wrenbury**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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