



10 MEADOW HOUSE PARK | BADCOCKS LANE | SPURSTOW | TARPORLEY | CHESHIRE | CW6 9RT | OIRO £129,950



Nestled within an attractive and peaceful rural setting, exclusively for the over 45s, this exceptionally spacious two-bedroom, two-bathroom park home offers beautifully presented, single-storey living with the added benefit of NO ONWARD CHAIN.

Recently enhanced throughout, the property has been newly decorated and benefits from brand new fitted flooring, creating a fresh, stylish and move-in-ready home.

The thoughtfully designed accommodation provides generous room proportions, including a welcoming living space, a well-appointed kitchen, two excellent double bedrooms and two modern bath/shower rooms, making it ideal for both everyday comfort and visiting guests.

Externally, the home continues to impress with a private driveway providing off-road parking for up to three vehicles, together with a delightful, well-maintained garden offering a peaceful outdoor retreat to relax and enjoy the surrounding countryside.

Occupying a desirable position within a sought-after residential park, this superb home combines the tranquillity of rural living with convenient access to nearby amenities and transport links. Offering spacious accommodation, excellent presentation and an enviable location, this outstanding property represents a rare opportunity for purchasers seeking a high-quality lifestyle in an exclusive over 55s community.

Perfect for anyone wishing to 'lock up & leave' for periods of time etc.
Residents & visitor parking on site.

NO CHAIN - AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Welsh Row proceeding to the hamlet of Acton. Turn left by the historic church into Monks Lane & continue following the A534 Wrexham Road, through Burland & Faddiley. Upon reaching the junction with the A49, turn right & continue. Turn right into Badcocks Lane & the entrance to Meadow Home Park will be observed on the right hand side. When in the park bear left and follow the road where the property will be observed in the top right corner.

LOCATION

The property stands within glorious countryside being within easy reach of both Nantwich & Tarporley. There is beautiful open countryside just a short distance away making it an ideal location for buyers wanting a pleasant more rural place to live.

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 HALL





CLOAKS WC



LIVING DINING ROOM





BREAKFAST KITCHEN



INNER HALL



BATHROOM





MASTER BEDROOM ONE

BEDROOM TWO

ENSUITE SHOWER ROOM





EXTERIOR

The park itself is well presented with lawned areas & mature trees, whilst the home itself affords a super lawned side garden with paved pathways & patio. There is also space to the rear for sheds, greenhouse, arbor etc.

Unusually there is extensive parking to the driveway only used by No 10 for approx. three vehicles. There is also general residents & visitor parking by the central grassed area.

EPC RATING: TBC

COUNCIL TAX BAND: A

SERVICES

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

LPG (bottled) gas central heating. Private drainage (septic tank) - shared waste system maintained by the park owner.

Electricity is paid quarterly to the site owner.

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.

Ground Rent is approx. £162.32 per month (reviewed every March). (No service charge). Note: All charges as stated above should be verified by the purchaser's & or their solicitor if required, upon an offer being accepted.

TENURE

Leasehold with vacant possession upon completion.

Site owned by Charles Webb Homes Ltd.

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

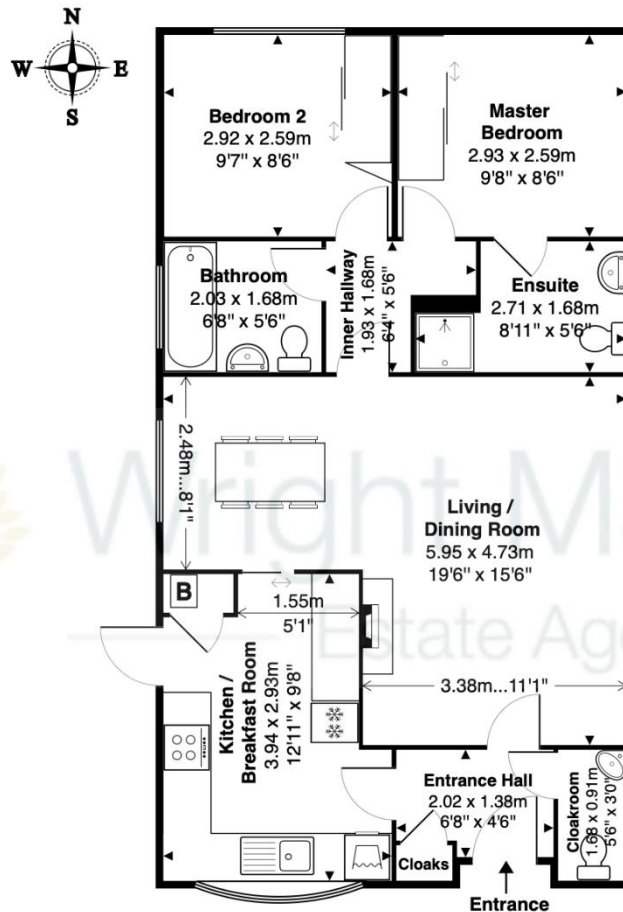
We can help you fund your new purchase with mortgage advice!

** 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.







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Approximate Gross Internal Area: 65.0 m² ... 699 ft²

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.

Floor plan produced by Leon EPC & Floorplan 2026. Copyright.