



'HIGHFIELD' | 5 OLD SCHOOL LANE | HANKELow NEAR AUDLEM | CHESHIRE | CW3 0JN | STARTING BID £390,000



NO CHAIN

Standing in a highly sought after location within the extremely pretty village of Hankelow being a short distance from the quintessential thriving village of Audlem. Nestled in a particularly pretty location just beyond the village green this delightful three bed, two bath detached dormer bungalow offers distinctive, spacious, versatile and wonderfully light accommodation over two floors providing the perfect blend of comfort and charm. The property is ideal for a variety of discerning buyers including families (school pick up & drop off close by) or those simply seeking a peaceful retreat close to fantastic open countryside.

Well maintained the accommodation briefly comprises; Entrance Hall, Living Room, Sitting Room, Kitchen, Bedroom Three / Study, Ensuite Shower Room. First Floor Landing, Bedroom One, Bedroom Two, Bathroom. Internally the two spacious reception rooms provide ample space for relaxation and entertaining and enjoy super outlooks to both the front & rear. Boasting generous gardens that invite you to enjoy the beauty of the outdoors they feature lawns, pretty raised pond to the rear, fruit trees and incredibly pretty planting. The detached single garage adds practicality, providing secure storage for your vehicle or additional belongings. Impressively just a stone's throw away is the charming village green with duck pond, perfect for leisurely strolls or community gatherings. The recently renovated country 'gastro pub' adjacent to the village green has a sophisticated yet cosy feel. This country home presents an excellent opportunity to embrace a tranquil lifestyle in a friendly village setting, making it a must-see for anyone looking to settle in this lovely part of Cheshire. Oil fired central heating & double glazing.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 5 miles through the villages of Stapeley & Hatherton. Upon reaching the charming village of Hankelow turn left by the little community hall/chapel into Old School Lane where the property will be observed on the right hand side.

HANKELOW & AUDLEM

Set in a rural hamlet, amidst open countryside, the property is convenient for Nantwich (6 miles) & nearby Audlem village (2 miles). Situated in the pretty hamlet of Hankelow, set in classic English countryside within the beautiful surroundings of rural South Cheshire. For the more adventurous, just after the property, there is one of the best country walks in Cheshire, leading to the River Weaver, and the Shropshire Union Canal. For specialist shopping & exceptional dining, you are near the historic market town of Nantwich.

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. 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 previously won awards for 'Most Vibrant Village in Cheshire' & the 'Building Community Life' title, 'Best Kept Village' in the Cheshire Community Action Awards and numerous 'Britain in Bloom' awards.



AUCTION PROCESS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



THE ACCOMMODATION:-
With approximate dimensions, comprises;

ENTRANCE HALL 17'7 x 5'7





FORMAL DINING / SITTING ROOM 15'11 x 15'10





LIVING ROOM 15'11 x 13'4





KITCHEN BREAKFAST ROOM 12'3 x 10'4

SIDE PORCH 6'11 x 2'11

BEDROOM THREE / STUDY 13'10 x 9'11

ENSUITE SHOWER ROOM 10'3 x 3'4



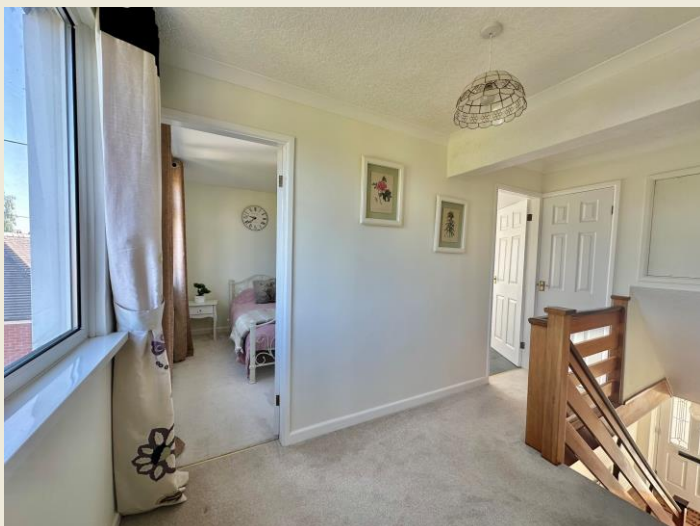




FIRST FLOOR LANDING

FAMILY BATHROOM 10'2 x 6'0

VIEW TO REAR FROM LANDING





BEDROOM ONE 16'6 x 15'9

BEDROOM TWO 9'9 x 8'11



EXTERIOR

The property stands in a leafy position set back from the village green. Approached over a small single width lane there is a generous lawned front garden with graveled driveway providing ample off road parking for several vehicles which also leads to the detached single garage. Outside WC & additional garden store.

The exceptional rear garden being predominantly laid to lawn offers a wonderful space in which to fully enjoy the glorious village setting with the adjoining open fields to the rear.

Various fruit trees (including Victoria Plum), pretty planting & a small raised pond provide colourful features too.

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

DETACHED SINGLE GARAGE 18'2 x 9'0

EPC RATING: E

COUNCIL TAX BAND: E





SERVICES

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

Oil fired central heating. Private drainage.

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. 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 **

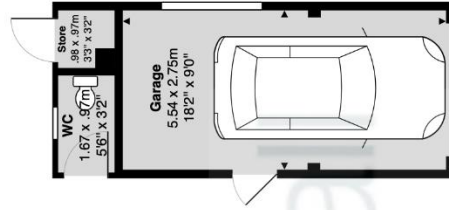
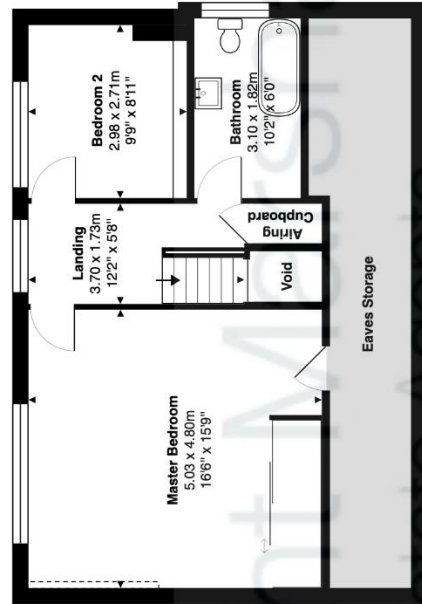
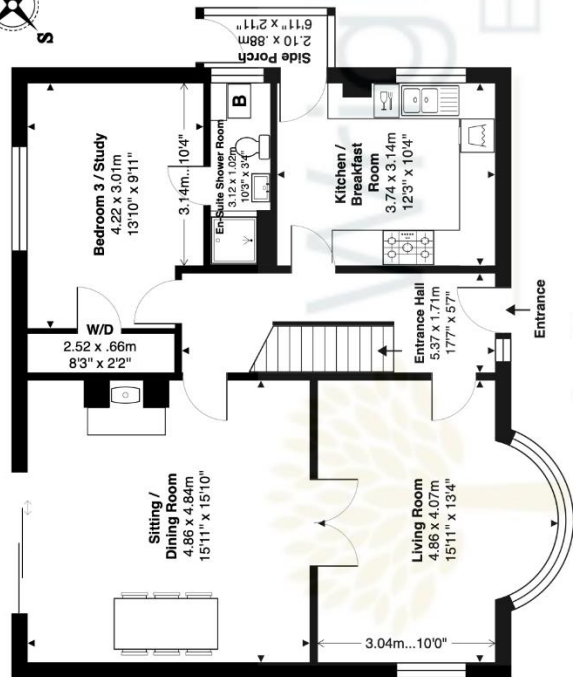
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.









HIGHFIELD, 5 OLD SCHOOL LANE, HANKLOW, CREWE, CHESHIRE, CW3 0JN

Approximate Gross Internal Area: 150.9 m² ... 1625 ft² (excluding eaves storage, including Garage / WC)

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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