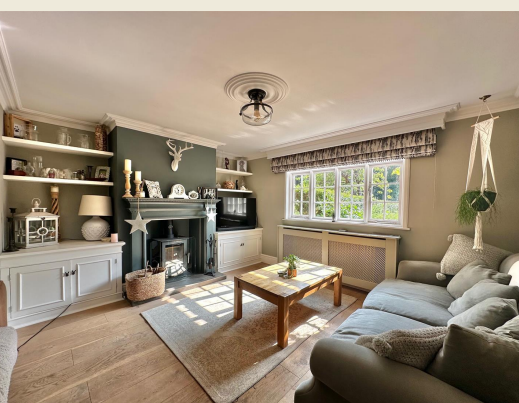




11 THE GREEN | REASEHEATH | NANTWICH | CHESHIRE | CW5 6DE | OIRO £560,000



An exceptionally desirable period residence of architectural distinction nestled amidst an enclave of glorious properties overlooking a pretty 'green'. With magnificent original features throughout combined with sympathetic modernity the outstanding home is the epitome of style & elegance.

Boasting fine detailing to the external brickwork and charming 'gothic style' windows & entrance door the deceptively spacious elegant home is a delightfully comfortable space being particularly well suited to entertaining, particularly in the garden on the terrace. Standing in a generous garden plot, the external space is marvellous boasting a mature rear lawned garden with established shrubs, plants & trees together with a detached garden cabin (ample home working / studio potential etc). There is also a wonderful paved entertaining and seating terrace with outside store, wood store and greenhouse. There is ample parking to the stoned driveway to the front of the property bordered by pretty traditional style painted railings and soft planting. The magnificent property briefly comprises; Entrance Hall, Living Room with office area, Kitchen Dining Family Room, Utility Room & Separate WC (there is ample scope to create a bath or shower room within the space if required). First Floor Landing with stairs rising to the second floor Master Bedroom Suite. Bedroom Two & Bedroom Three with pleasant outlooks to both the front & rear.

Second Floor Master Bedroom One, Dressing Room & Ensuite Bathroom.

Note: There is potential to extend & potentially reconfigure the existing layout to add a separate bathroom etc if required (STPP). Previous owners had plans drawn to illustrate the possibilities (please contact the office for further information). In all the historic home offers immense charm, warmth & atmosphere with a curated 'modern country' style. It is a rare opportunity for discerning buyers to acquire such a favourable and imposing landmark property.

NOTE: The adjoining road has now been closed off making the property now set in a 'no through road'. This further maximises the appeal & locality the property is nestled in.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Millstone Lane & Barony Road (passing the park on your right hand side). Continue to the roundabout and bear left towards the A51 where 'The Green' will be observed on the right hand side & where the enchanting period property will be observed in front of you on the corner.

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. 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:-

ENTRANCE PORCH 5'11 x 2'10





LIVING ROOM 21'9 x 12'11







KITCHEN DINING FAMILY ROOM 24'3 x 17'8





UTILITY ROOM 9'4 x 8'9

SEPARATE WC





FIRST FLOOR LANDING

STAIRS RISING TO THE SECOND FLOOR MASTER BEDROOM:-

BEDROOM THREE 11'5 x 8'0





BEDROOM TWO 12'7 x 10'0

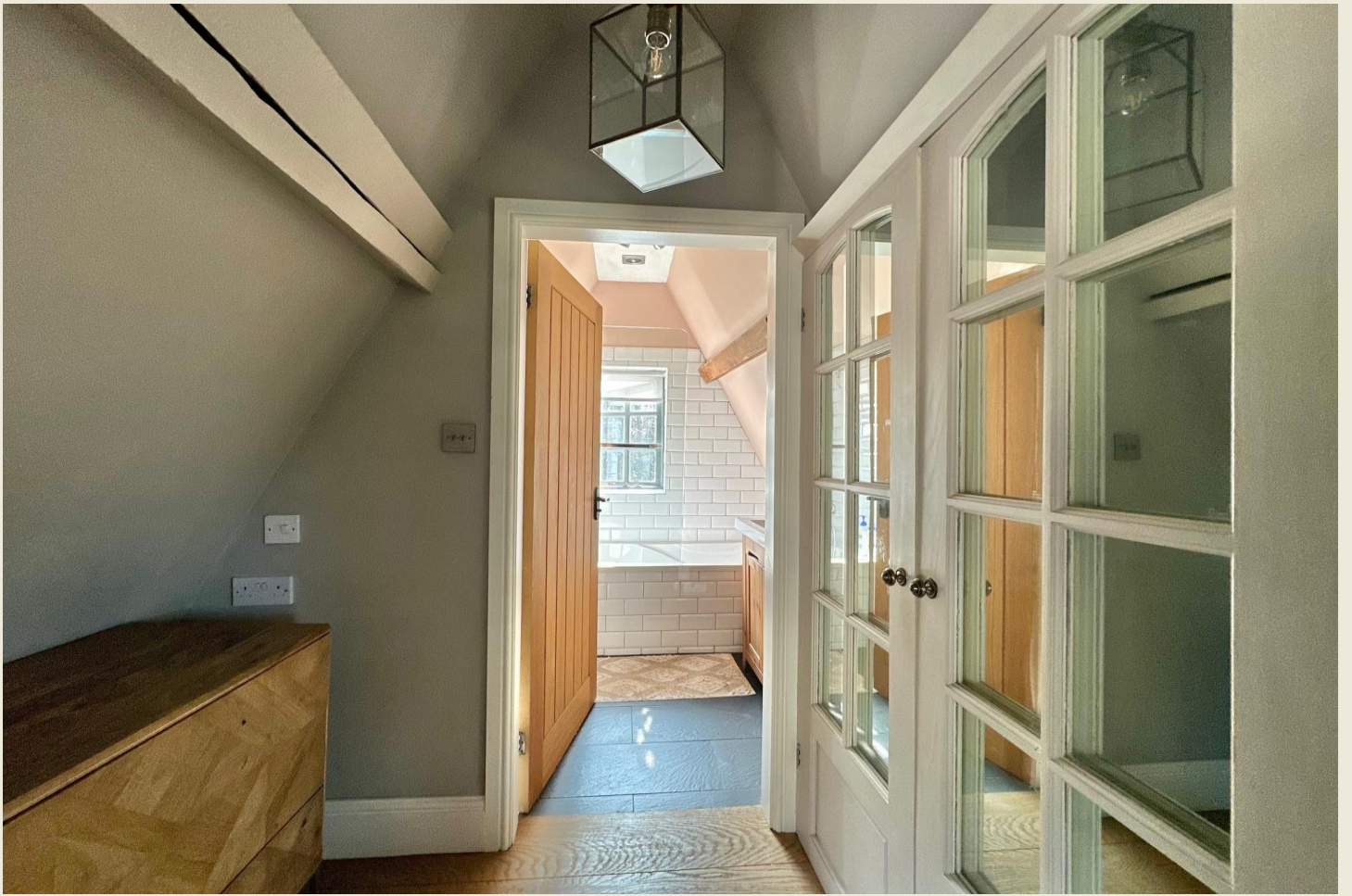
VIEW OVER REAR GARDEN





MASTER BEDROOM ONE 13'8 x 13'5





DRESSING ROOM 6'2 x 4'1

BATHROOM 8'2 x 6'8





EXTERIOR

POTENTIAL HOME OFFICE / GAMES ROOM: 17'7 x 12'2 (PLUS MEZZANNE LEVEL).

STORE: 9'5 x 7'11

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EPC RATING: D

COUNCIL TAX BAND: C

SERVICES

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

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 & PLAN/S

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.

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.

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MARKET APPRAISAL

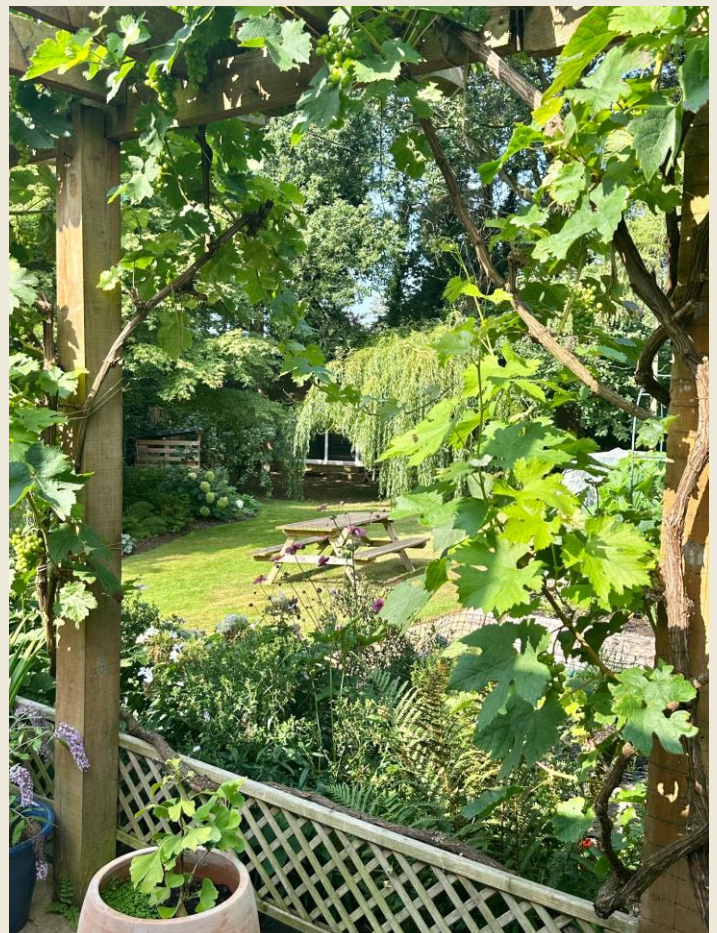
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to 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.













11 THE GREEN, REASEHEATH, NANTWICH, CHESHIRE, CW5 6DE

All Building Parts Approximate Gross Internal Area: 150.6 m² ... 1621 ft²

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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