



'SPRING WOOD' | SCHOOL LANE | AUDLEM | CHESHIRE | CW3 0BA | OIRO £975,000



Nestled in a most idyllic & discreet position within the historic village.

An outstanding village home with a wonderfully distinctive presence, 'Spring Wood' combines traditional character, a beautifully appointed kitchen and delightful outdoor spaces.

With Audlem's village church forming a picturesque backdrop, this substantial property offers an inviting blend of everyday comfort and space for entertaining, complemented by established gardens, an outdoor swimming pool and versatile outbuildings.

At the heart of the home is the impressive kitchen, breakfast and dining room.

The 'Masterclass' kitchen, made in Wales, pairs rich green cabinetry with contrasting wood-effect finishes, warm metallic detailing and an exposed ceiling beam, creating a sophisticated yet welcoming setting.

Generous worktop space and thoughtfully arranged storage are complemented by 'Neff ovens', hob and dishwasher, a 'Haier' fridge freezer and a 'La Sommeliere' wine fridge.

With space for informal meals and relaxed dining, this is a room designed to be enjoyed throughout the day. A separate sitting room, dining room and snug offer a choice of settings for entertaining, family gatherings and quieter moments. The garden room provides another inviting place to unwind, while a utility area and ground-floor cloakroom add everyday practicality. Upstairs, the flexible accommodation offers up to five bedrooms, including rooms identified on the floor plan as a study/third bedroom and dressing room/fifth bedroom.

A generous principal bedroom, family bathroom and separate shower room complete the first floor.

Outside, a planted courtyard with a raised ornamental pond provides an attractive setting for alfresco dining.

Paved terraces, lawn and mature trees bring variety to the grounds, while the outdoor swimming pool and surrounding terrace add a distinctive leisure element.

A summer house, greenhouse and separate double garage/workshop with a loft room above further enhance the property's appeal.

Characterful, versatile and perfectly suited to those who enjoy entertaining, Spring Wood offers an appealing balance of village living and outdoor enjoyment.





DIRECTIONS

From Nantwich take the A529 Audlem road, proceed for approx. 7 miles through the villages of Hatherton and Hankelow and upon reaching the charming village of Audlem turn left at the 'T' junction by the church. Take the 2nd right turn into School Lane where the property will be observed on the left hand side set back behind electric gates.

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 'Party on the Park'.







KEY FEATURES:-

Characterful village home with a picturesque church backdrop.
 Approximately 2,380 sq ft of main-house accommodation (excl. outbuildings & swimming pool).
 Flexible layout offering up to five beds.
 Masterclass kitchen, made in Wales, with Neff ovens, hob and dishwasher, 'Haier' fridge freezer and 'La Sommeliere' wine fridge.
 Established gardens, paved terraces and a courtyard with an ornamental pond. Outdoor swimming pool, summer house and greenhouse. Separate double garage/workshop with loft room above, plus driveway parking.

EXPANSIVE OPEN PLAN KITCHEN DINING FAMILY ROOM 32'6 x 12'6

THE ACCOMMODATION:- With approx. dimensions, comprises;

ENTRANCE HALL 7'11 x 5'10

UTILITY 3'7 x 3'7

CLOAKROOM / WC 4'2 x 3'11







GARDEN ROOM 9'11 x 9'8





SNUG 14'1 x 10'9





DINING ROOM 14'1 x 13'9

STAIRS RISING TO THE FIRST FLOOR





SITTING ROOM 15'0 x 14'0

FIRST FLOOR LANDING 14'7 x 13'11

INNER LANDING 18'2 x 2'7





FAMILY SHOWER ROOM 10'6 x 7'10





MASTER BEDROOM ONE 15'4 x 14'6



DRESSING ROOM / BEDROOM FIVE 11'1 x 7'9



BEDROOM TWO 14'0 x 12'7

BATHROOM 9'8 x 6'8





BEDROOM THREE (PRESENTLY STUDY) 14'5 x 11'0

BEDROOM FOUR 10'6 x 9'9





EXTERIOR

The gardens and exterior at Spring Wood provide a delightful complement to the home's character, with attractive brick and rendered elevations set against the picturesque backdrop of the village church. Mature trees, established planting and a choice of outdoor seating areas create an appealing setting for relaxation and entertaining. An attractive courtyard garden features gravelled seating areas, richly planted borders and a raised ornamental pond, providing a charming space for morning coffee or alfresco dining. Paved terraces adjoining the house offer further places to sit and enjoy the surroundings, while areas of lawn and mature greenery bring variety to the grounds. A particularly distinctive feature is the outdoor swimming pool, surrounded by a paved terrace with space for loungers and outdoor furniture. A summer house adds a welcoming garden retreat, while a greenhouse will appeal to those with an interest in gardening. Completing the exterior is a separate double garage/workshop with a loft room above, providing useful storage and space for hobbies, together with driveway parking. The result is a wonderfully varied outdoor setting, balancing attractive gardens, leisure space and everyday practicality.

DETACHED DOUBLE GARGE / WORKSHOP 20'1 x 18'7

ATTACHED GREENHOUSE 10'4 x 6'4

LOFT ROOM 18'6 x 18'4

SWIMMING POOL 37'0 x 15'10





SUMMER HOUSE 11'2 x 7'7





EPC RATING: D

COUNCIL TAX BAND: G

SERVICES

All mains water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. Solar panels.

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

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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.



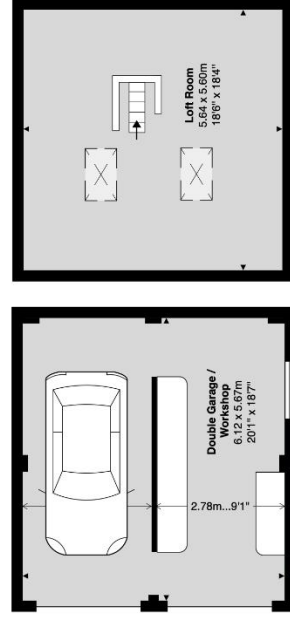






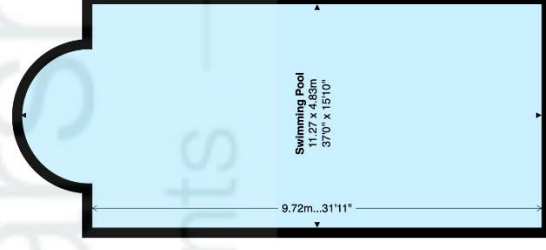
Ground Floor
Floor Area: 115.6 m² ... 1244 ft²

First Floor
Floor Area: 105.6 m² ... 1136 ft²

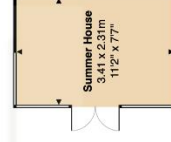


Double Garage / Workshop Loft
Floor Area: 31.6 m² ... 340 ft²

Double Garage / Workshop / Greenhouse
Floor Area: 40.7 m² ... 438 ft²



Swimming Pool
Floor Area: 50.4 m² ... 543 ft²



Summer House
Floor Area: 7.9 m² ... 85 ft²

SPRING WOOD, SCHOOL LANE, AUDLEM, CREWE, CHESHIRE, CW3 0BA

All Building Parts Approximate Gross Internal Area: 351.8 m² ... 3786 ft² Includes Swimming Pool

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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