



Brand New Ultra Modern Mid Town House

Net Zero Carbon 'A' Rated Eco-Home

Large Plot Backing Onto Countryside

Select Courtyard Development Of Only 7 Properties

Air Sourced Heat Pump & Solar Roof Panels

3 Bedrooms/3 Bathrooms/Parking For Several Cars

4 Aston House Way
Aston, Nr Nantwich CW5 8FY

£425,000



So what does it take to build a brand new house to achieve an 'A' grade energy rated home?

Well, in the case of these net zero carbon eco-homes, quite a lot!

The list includes an air sourced heat pump with underfloor heating to all rooms, roof integrated solar PV panels, mechanical ventilation with heat recovery (MVHR) providing fresh filtered air, new build insulating concrete formwork (ICF) clad with Yakisugi charred timber larch panelling to protect it from fire, wind, rain, rot and insects - clever stuff and particularly beneficial to your wallet in the long run!

No expense has been spared in providing high quality state-of-the-art appliances and finishes, with a long list of features and for those people working from home, you will have no concerns about the internet dropping out as hard-wired full fibre has been installed.

A 10 year ABC structural warranty is provided by the developer for added peace of mind.

Not only that, but there is also the location to consider. Aston House Way is a select courtyard development of 7 properties including 2 barn conversions and 5 brand new eco-homes, opposite the highly regarded Bhurtpore Inn (the award winning real ale pub, currently under refurbishment with coffee shop) within the desirable Cheshire village of Aston. There is even a bus stop at the entrance of the development.

It backs onto open fields with lovely views, there is ample parking to the front of the house and those with electric vehicles will appreciate the benefit of a charging point at no extra cost.

Travel wise, the house is about 5 miles from Nantwich in Cheshire and about 7 miles from the market town of Whitchurch (Shropshire), both towns being served by railway stations and a comprehensive range of shops, schools and leisure/sporting facilities. Access to junction 16 of the M6 is less than 30 minutes drive by car, for travel throughout a wide geographical area.

The nearby countryside is beautiful, including pleasant walks along the Shropshire Union Canal.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Porch

Entrance Hall 16' 0" x 5' 11" (4.87m x 1.80m)

Illuminated 'floating' staircase to first floor with oak treads and glass balustrade, ceramic tiled floor and built-in cloaks cupboard.

Shower Room 7' 4" x 3' 3" (2.23m x 0.99m)

Shower cubicle with rainfall shower plus separate hand held attachment, wash hand basin inset in vanity unit with cupboard below, fully tiled walls and Japanese WC.

Open Plan Lounge/Diner/Kitchen 24' 7" x 16' 3" (7.49m x 4.95m)

State of the Art Samsung fitted appliances and comprising stainless steel sink inset in large island unit with quartz worktop having drawers, cupboards and integral dishwasher below, electric hob incorporating extractor unit, full height storage cupboards incorporating combined single and double oven, plus microwave oven and bi-fold aluminium doors leading to rear garden.

Utility Room 8' 0" x 6' 9" (2.44m x 2.06m)

Circular stainless steel sink inset in quartz worktop and built-in cupboard housing the pressurised hot water cylinder. External door to rear garden.

FIRST FLOOR

Access to spacious loft storage.

L-Shaped Landing 5' 10" x 4' 2" (1.78m x 1.27m) and 3' 0" x 2' 11" (0.91m x 0.89m) Access to spacious loft storage.

Bedroom 1 12' 7" x 11' 0" (3.83m x 3.35m)

En-Suite Shower Room 7' 11" x 5' 3" (2.41m x 1.60m)

Shower cubicle with mains mixer shower unit, wash hand basin inset in vanity unit with drawers below and close coupled WC. Fully tiled walls and ceramic tiled floor.

Bedroom 2 14' 9" x 9' 9" (4.49m x 2.97m)

Bedroom 3 9' 3" x 8' 3" (2.82m x 2.51m)

Family Bathroom 11' 4" x 7' 6" (3.45m x 2.28m)

Bath with mixer tap, wash hand basin in vanity unit with drawers below, close coupled WC and separate corner shower cubicle with rainfall shower and separate hand held attachment.

OUTSIDE

Driveway to the front of the property with electric car charging point and parking for several vehicles. Imprinted concrete path leading to main entrance.

Lawned front garden.

Large enclosed rear garden with post and rail fencing, Indian stone paved patio, external lighting, cold water tap and views over open fields.

Services

Mains water, electricity and drainage.

Central Heating

Air sourced heat pump provides under floor heating to all rooms.

Tenure

Freehold.

Council Tax

Cheshire East Council - Awaiting Assessment.

Agents Note 1

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

Agents Notes 2

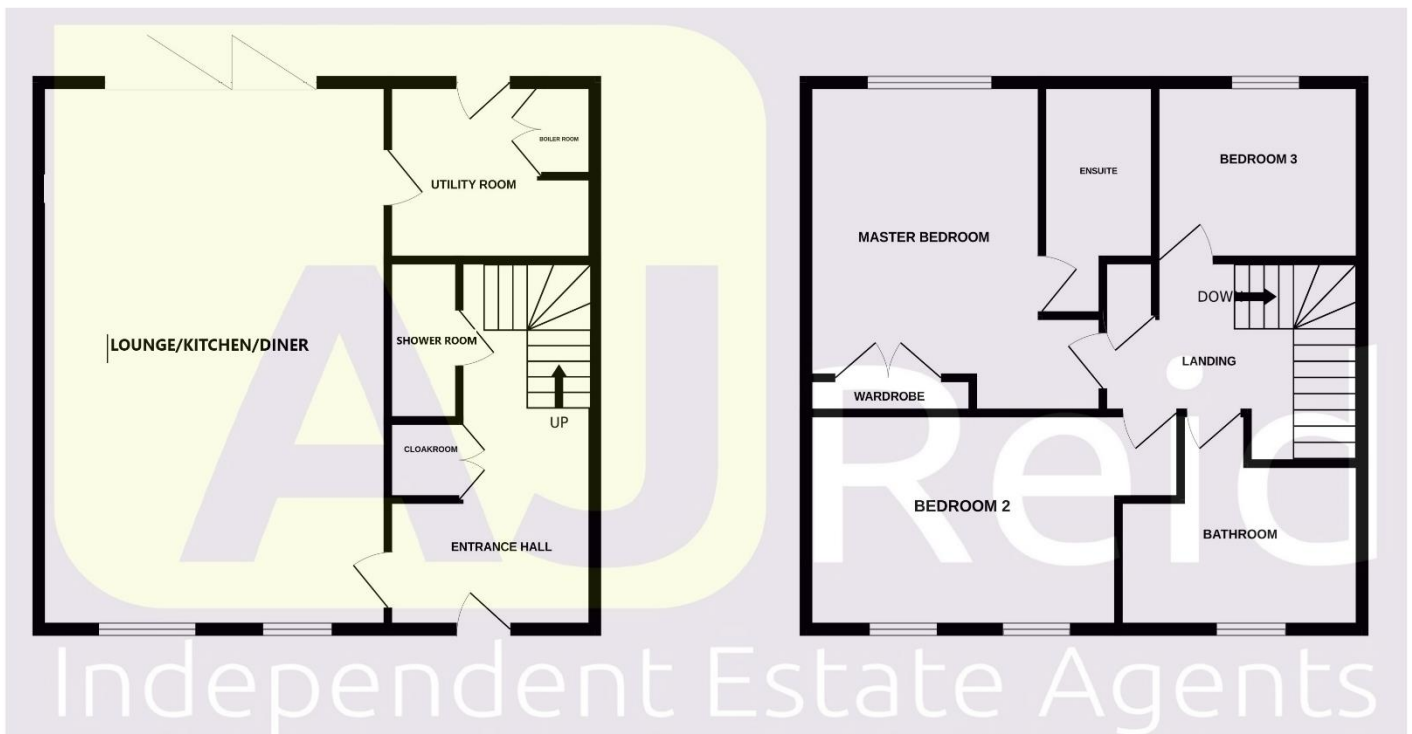
The internal photographs of the hallway, kitchen and bathrooms are for illustrative purposes only.

Agents Note 3

An annual management charge (to be assessed) will be payable for maintenance of the road and other common areas.

GROUND FLOOR

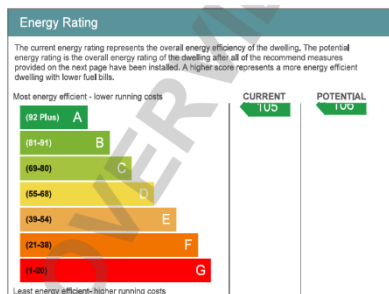
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Directions: From Whitchurch take the A525 (which becomes A530 Whitchurch Road) towards Nantwich for about 5 miles. Enter Aston and turn left into Wrenbury Road. Follow the lane for just under a quarter of a mile and the entrance to the development is located on the right hand side, opposite the Bhurtpore Inn.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

