



“The Orchards”, Gravenhunger Lane, Woore CW3 9RF



An individual, spacious residence situated within established gardens extending to approximately 0.4 acres. The Orchards provides a wealth of accommodation, appeal and period features with four reception rooms and five bedrooms over three floors. Offered with no chain.

- Detached, period residence in desirable village location
- Offered with no chain
- Four reception rooms and five bedrooms over three floors
- Substantial attractive gardens
- Double Garage and washroom/workshop

Agents Remarks

Woore village provides a shop/post office, public houses and is nearby to the renowned Dorothy Clive Gardens and Bridgemere Garden World. The location is well suited to a commuter with roads providing easy access to the Potteries, the Midlands and the North West. The property is situated close to Audlem which is a most highly regarded and sought after historic village within South Cheshire nearby to the North Shropshire border and provides all the requisites of village life with medical and schooling facilities, shops and services for day to day requirements and good road links to surrounding areas and by prime undulating Cheshire countryside with sporting and leisure facilities. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded Junior and Senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A wooden door with glazed inset allows access to an enclosed porch with a further internal glazed door leading to:

Reception Hall

With Oak flooring, spindle staircase to first floor and a door leads to: Snug 11' 0" x 9' 4" (3.35m x 2.84m)

A versatile room with carpeted floor and windows to the front and side elevation.

From the Reception Hall a door leads to:

Cloakroom

With wash basin and a door leads to WC.

From the Reception Hall a door leads to:

Living Room 16' 10" x 14' 0" (5.12m x 4.26m)

With Oak floor, feature beams, gas fire within brick surround and with Oak mantle over, windows to the front and side elevations, door to Dining Room and double doors lead to:



Conservatory 10' 1" x 12' 8" (3.07m x 3.87m)

Enjoying pleasant, secluded views of the rear garden with two separate doors leading to patio areas.

From the Living Room a door leads to:

Dining Room 12' 0" x 14' 0" (3.66m x 4.26m)

With Oak flooring, fireplace with Oak mantle over, feature beams, French doors to rear patio and a door leads to:

Breakfast Kitchen 10' 8" x 17' 4" (3.25m x 5.29m)

With a range of base and wall mounted units, breakfast bar, electric AGA with tiled-splashback, integrated dishwasher, sink with mixer tap, window and a door leads to:

Utility Room 12' 6" x 9' 4" (3.81m x 2.84m)

With Oil boiler, integrated oven, further storage units and a door leads to:

Inner Hall

With access to the front and rear of the property and a door leads to:

Double Garage 20' 4" x 19' 1" (6.19m x 5.82m)

With electric up-and-over doors, fitted storage units and a door leads to:

Laundry Room 5' 11" x 9' 9" (1.80m x 2.96m)

With plumbing for washing machine/tumble dryer, Belfast Sink and work surfaces.

From the Reception Hall stairs ascend to:

First Floor Landing

A door leads to:

Principal Bedroom 17' 10" x 24' 7" (5.43m x 7.49m)

A light and airy room with a superb range of fitted wardrobes and drawers, dressing area, windows to two elevations, velux skylight and a door leads to:

En-Suite Bathroom

With a corner bath with tiled surround, fully enclosed shower, dual flush WC, pedestal washbasin, electric towel rail and extractor fan.

Bedroom Two 15' 1" x 14' 0" (4.59m x 4.26m)

With feature beams and windows to two elevations.

Bedroom Three 13' 9" x 14' 0" (4.19m x 4.26m)

With feature beams and windows to side elevation.

Home Office 10' 7" x 9' 4" (3.23m x 2.84m)

With double doors.

Hobbie Room 7' 10" x 7' 7" (2.39m x 2.32m)

With window to front elevation.

Family Bathroom

With dual flush WC, vanity wash basin, fully enclosed shower with tiled surround, window, airing cupboard, panel bath and towel rail.

From the Landing stairs ascend to:

Second Floor Landing

A door leads to:

Bedroom Four Suite

Dressing Room 7' 6" x 15' 2" (2.28m x 4.62m)

With fitted wardrobes, Velux skylight and a door leads to:



Bedroom Four 13' 5" x 16' 4" (4.08m x 4.99m)

With window to front elevation.

From the Second Floor Landing a door leads to:

Bedroom Five 7' 7" x 9' 8" (2.32m x 2.95m)

With window to rear elevation and Velux skylight.

Externally

A gravel-driveway is accessed via a 5-bar wooden gate and provides ample parking for multiple vehicles. The garden extends to the rear of the property and is largely laid to lawn with surrounding borders hosting a range of mature shrubs and trees. Several well-established fruit trees provide a plentiful supply of apples and assorted other fruits.

Tenure

Freehold.

Services

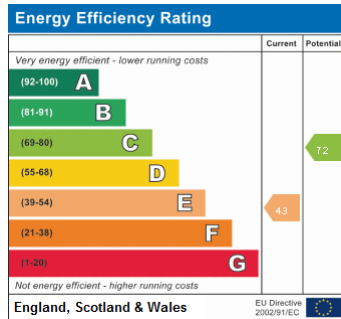
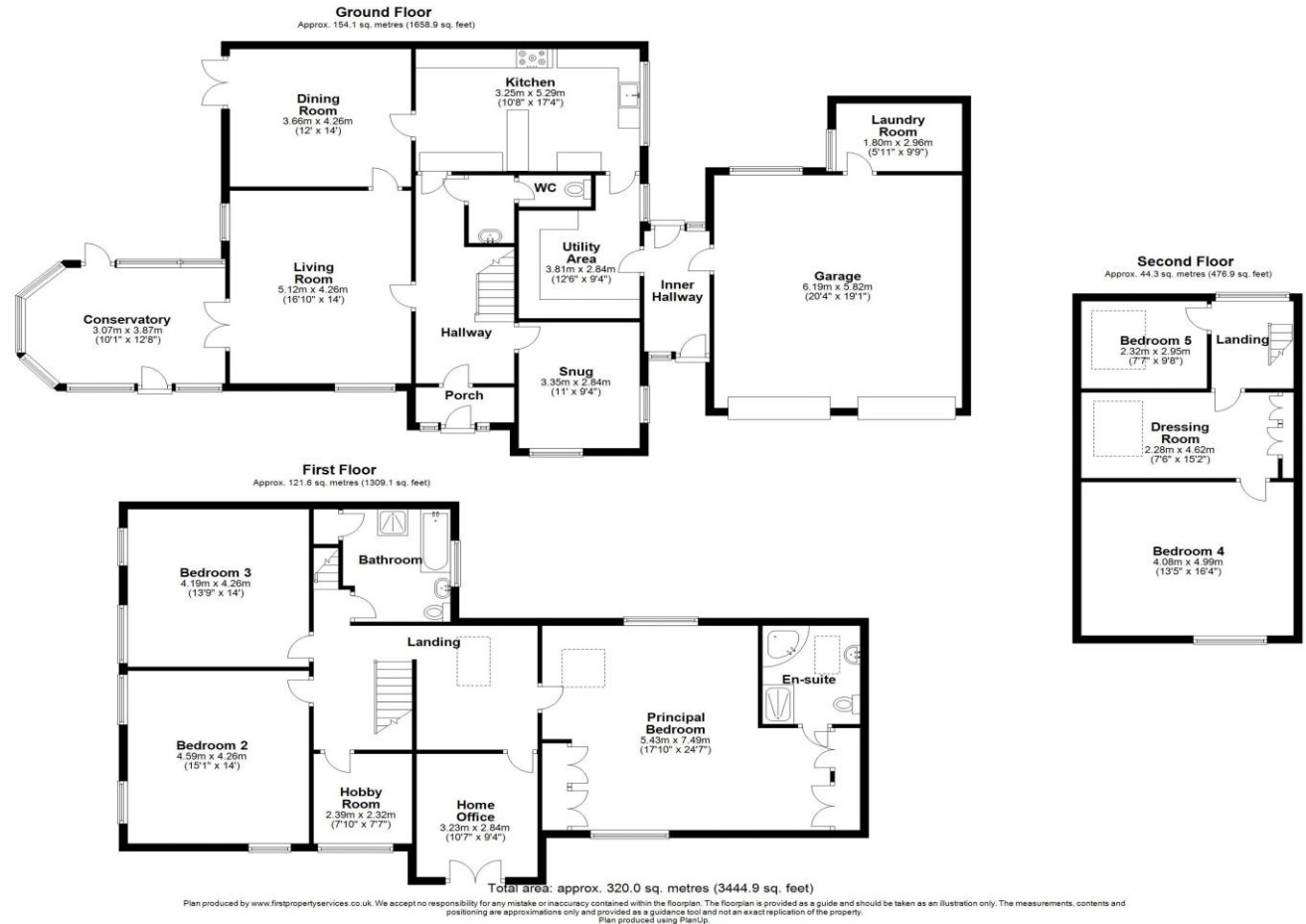
Oil fired central heating, mains water and electricity. Calor gas for gas fire. (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont Limited.

Directions

From Nantwich our Nantwich Office, proceed out taking the 1st exit onto Hospital Street at the roundabout. Then take the 2nd exit onto London Road. Continue to follow B5074, turn right onto Elwood Way/A51 and then left onto London Rd/A51 to Woore. Continue along into Ireland's Cross and turn left into Gravenhunger Lane before the junction leading to Market Drayton and the property will be located by our Cheshire Lamont for sale board on the left hand side.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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