



“Oak Cottage”, Swanley Lane, Burland, Near Nantwich CW5 8QB





A truly delightful and most individual detached Oak framed Heritage cottage of considerable charm and character constructed in 1997 and situated in a lovely location nearby to Nantwich affording superb views over open countryside. Standing in beautiful landscaped grounds and gardens to 0.3 of an acre with driveway and detached double garage. Viewing highly recommended.

- A simply exquisite Oak framed cottage of immense character
- Affording a wealth of charm and appeal
- In a highly sought after and well regarded location nearby to Nantwich
- "Border Oak" Heritage construction and design
- Within landscaped gardens extending to 0.3 of an acre
- Large driveway, detached double garage
- Vaulted galleried reception and dining hall, sitting room, newly fitted dining kitchen, cloakroom
- Three first floor double bedrooms, bathroom
- A wealth of exposed Oak beams and purlins
- Viewing highly recommended

Agents Remarks

"Oak Cottage" was constructed in 1997 to exacting standards and specifications by our current owners who commissioned a popular design by the renowned Border Oak company who specialise in constructing bespoke Oak framed Heritage style cottages throughout the UK. The property stands in delightful surroundings with lovely views and aspects over open countryside and affords significant Period appeal. A sympathetically designed and constructed detached double garage stands to the side of the property and the rear gardens enjoy South West facing views. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub.



Property Details

A raised paved step leads to an arched pitched canopy porch with a handsome Oak panelled door leading to:

Galleried Reception and Dining Hall 22' 8" max x 12' 6" (6.91m x 3.82m)

Reception Hall Area

A delightful entrance to the property with a high vaulted two storey galleried reception and dining hall incorporating a wealth of exposed Oak timbers, purlins and beams, a spindled staircase ascending to first floor with a spindled gallery area, Oak flooring, radiator, double glazed leaded window to front elevation, a high overhead eaves window and doors lead to:

Cloakroom

With vanity wash hand basin, WC, radiator, exposed Oak beams and a double glazed leaded window to front elevation.

Deep Cloaks Cupboard

Dining Hall Area

A delightful dining area stands within the reception hall with a double glazed window to rear elevation providing fine far reaching views over open fields and established rear gardens, central exposed brick chimney breast with raised stone hearth incorporating a log burning grate with canopy, ceiling beams, wall beams, double radiator a door leads to:

Sitting Room 23' 2" x 12' 8" (7.06m x 3.86m)

A delightfully appointed reception room with double glazed windows to front and side elevations, double doors to rear elevation overlooking rear gardens and terrace, open dog grate within exposed Cheshire brick chimney breast with raised stone hearth, ceiling and wall beams, two radiators, wall light points and television aerial point.

Dining Kitchen 18' 3" x 12' 9" (5.56m x 3.88m)

Newly fitted and beautifully appointed with a full range of contemporary base and wall mounted units comprising cupboards and drawers, shelving unit, luxurious Quartz topped central dining island incorporating cupboards and drawers beneath, Quartz working surfaces and upstands, SMEG range cooker with SMEG five ring induction hob, porcelain tiled flooring with electric underfloor heating, Villeroy and Boch underslung sink with Franke Krios mixer tap,



integrated dishwasher, integrated washer dryer, integrated fridge freezer, further integrated freezer, radiator, ceiling and wall beams and delightful aspects to the front and rear.

First Floor Galleried Landing

With a high double glazed eaves window to front elevation, exposed wall beams and purlin and a door leads to:

Master Bedroom 18' 3" x 12' 8" (5.56m x 3.86m)

A delightful vaulted principal bedroom with high vaulted ceiling incorporating ceiling beams and purlins, wall beams, eaves window to front elevation, two radiators, television aerial point and two double glazed gable windows.

Bedroom Two 10' 9" max x 12' 7" max (3.27m x 3.84m)

With a double glazed eaves window to front elevation, radiator and wall beams.

Bedroom Three 7' 2" x 12' 7" (2.19m x 3.84m)

With radiator, exposed beams and purlin and eaves window to rear elevation providing delightful views over open fields.

Bathroom 7' 2" x 12' 8" (2.19m x 3.86m)

Furnished with a corner fitted bath upon plinth, corner fitted shower cubicle incorporating curved screen doors, vanity wash hand basin with cupboards and drawers beneath, WC, chrome towel radiator, airing cupboard with lagged cylinder and immersion and eaves window to rear elevation providing attractive aspects over fields.

Externally

The property is set back from the road behind attractive picket fenced front gardens with a five bar gate allowing access over a cobbled edged gravel entrance drive which leads to the front and to a detached double garage to the side of the house. To the rear the property enjoys delightful South West facing aspects with enclosed established lawned gardens and extensive paved patio terrace with cobbled edging. A path leads to a further garden building beneath a tiled pitched roof incorporating an oil tank.



Detached Double Garage

With twin up and over doors, high vaulted roof line providing adequate storage facilities, shelving and work bench to the rear and a personal door.

Services

Newly installed external Worcester oil fired central heating boiler. Mains water and electricity. Drainage is to a shared modern treatment plant that leads to main drainage and in all is adopted by United Utilities.

Viewings

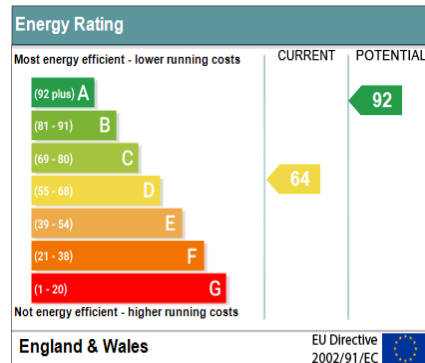
Strictly by appointment only via Cheshire Lamont Limited. For a personal description of the property please contact William J Swindley on 01270 624441.

Directions

From Nantwich proceed along Welsh Row along Chester Road and continue under the canal bridge to the village of Acton, turn left at Acton along Monks Lane and turn left into Swanley Lane. Prior to the canal bridge bear left along Swanley Lane and Oak Cottage is situated on the right hand side.

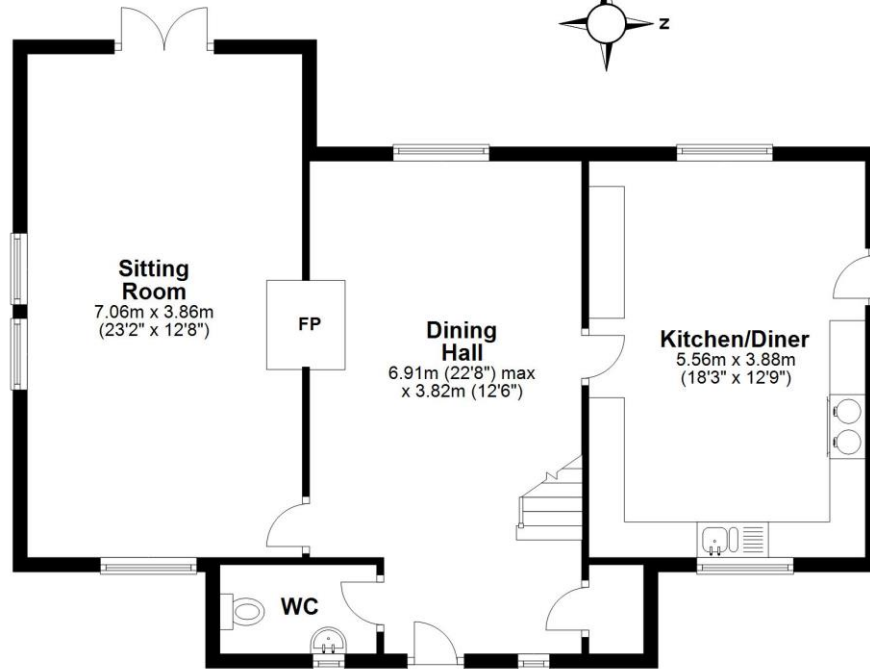


Address: Oak Cottage, Swanley Lane, Burland, NANTWICH, CW5 8QB
RRN: 9330-2591-0100-2829-8065



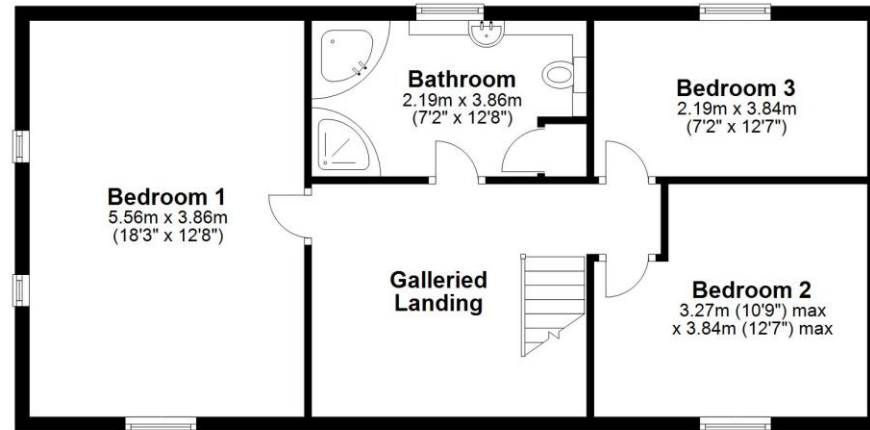
Ground Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



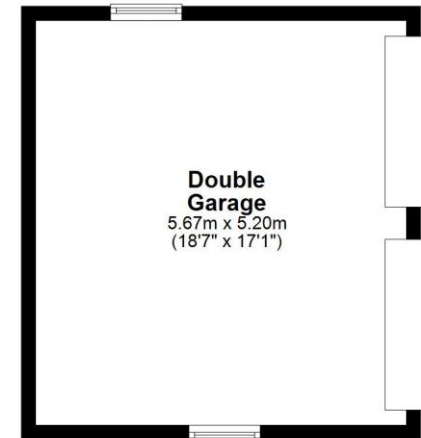
First Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



Double Garage

Approx. 29.5 sq. metres (317.6 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



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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