



“Brambles”, Church Minshull, Near Nantwich CW5 6EA



Commanding a superb position in a sought after location with lovely rural views, a delightfully appointed spacious and individual modern detached house affording well arrayed and appointed accommodation of considerable appeal and character with a range of highly attractive features with four double bedrooms, two en suite, luxurious "Jacuzzi" bathroom, four reception rooms, cloakroom, utility room. Detached double garaging, extensive parking facilities and delightful newly landscaped gardens. Viewing highly recommended.

- A most individual and very spacious modern detached house
- In a fine rural location with far reaching views to the Welsh Hills
- Affording well arrayed and appointed accommodation of considerable character
- Impeccably presented with a wealth of attractive features throughout
- Superb reception accommodation with study, garden room, utility room, cloakroom
- Large lounge with character Inglenook fireplace, separate dining room, fully equipped kitchen with granite working surfaces
- Master bedroom suite with walk in wardrobes, dressing room, en suite shower room
- Further bedroom with en suite shower room, two further double bedrooms, luxurious "Jacuzzi" bathroom
- Gated driveway, detached double garaging, extensive parking facilities and lovely landscaped gardens
- Underfloor heating to both floors, attractive double glazing throughout

#### Agents Remarks

Brambles was constructed to an exacting specification in the early 21st century and provides impeccable accommodation and features and commands a lovely position nearby to the rural village of Church Minshull, which is named in the Domesday Book and is a designated conservation area having many beautiful Tudor houses. There is an



historic Queen Anne church, a busy village hall and a popular pub/restaurant. For a wider range of amenities nearby Nantwich is a charming and historic market town providing a wealth of independent boutique shops, national supermarkets, 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 handsome pillared, tiled pitched canopy porch and paved step leads to a large Oak panelled door leading to:

#### Reception Hall 17' 3" x 8' 2" (5.25m x 2.50m)

With an Oak spindled returned staircase to first floor, under stairs cupboard, tiled flooring throughout, ornate coved ceiling, three wall light points and attractive doors to all rooms.

From the Reception Hall a door leads to:

#### Cloakroom

With WC, tiled flooring, vanity wash hand basin within attractive tiled surround, tiled splash back and cupboard beneath.

From the Reception Hall a door leads to:

#### Study 9' 9" x 6' 5" (2.97m x 1.96m)

With fitted window shutters to window, telephone point and coved ceiling.

From the Reception Hall double doors lead to:

#### Lounge 19' 0" x 15' 8" (5.79m x 4.78m)

A most handsome full sized Cheshire brick Inglenook fireplace with central pillared breast, raised quarry tiled hearth and inset display alcoves, pseudo log burner, bay window to front elevation, coved ceiling, two ceiling light points and double doors lead to:

#### Dining Room 11' 7" x 11' 1" (3.53m x 3.38m)

With bay window to side elevation, two handsome fitted shelving units and double patio doors to outside.

From the Reception Hall a door leads to:

#### Kitchen 16' 9" x 11' 8" (5.11m x 3.56m)

A superbly appointed kitchen with an excellent range of base and wall mounted units comprising cupboards and drawers, wine rack, shelving, storage cupboards, extensive working surfaces incorporating one and a half bowl single drainer acrylic sink unit with mixer tap over, central island with granite working surface, built in larder cupboard, integrated



Bosch double electric oven, Belling 6-burner gas hob with extraction hood over, SMEG integrated dishwasher, recessed lighting, tiled flooring, expulsion fan, window to side elevation and an archway leading to:

**Garden Room 9' 0" x 20' 5" (2.74m x 6.22m)**

With tiled flooring, recessed lighting, multiple leaded glass windows overlooking rear gardens and double doors to outside.

**Utility Room (off the kitchen) (L shape)**

With storage cupboard, working surface, single drainer sink unit with mixer tap, plumbing for washing machine, tiled flooring, airing cupboard incorporating pressurised cylinder system and manifold system for underfloor heating, new Worcester Bosch oil fired central heating boiler.

From the Reception Hall a staircase leads to:

**First Floor Landing**

With study area, coved ceiling, access to loft and window to front elevation.

**Master Bedroom 12' 9" x 13' 3" (3.89m x 4.04m)**

Outstanding rural far reaching views to the front with window providing pleasant rural aspects to the south elevation, coved ceiling, recessed lighting and an archway leads to:

**En Suite Dressing Room 7' 10" x 3' 10" (2.40m x 1.16m)**

With full width and height sliding doors leading:

**Large Walk-In Wardrobe 5' 1" x 7' 8" (1.56m x 2.33m x 1.50m)**

Superbly equipped with an excellent range of hanging rail, shelving and overhead storage and mirror fronted full height and width sliding doors lead to:

**Large And Deep Built In Wardrobe 6' 3" x 4' 2" (1.9m x 1.27m)**

With hanging rails, superb shelving and storage area.

**En Suite Shower Room 7' 9" x 6' 4" (2.35m x 1.92m)**

Gloriously appointed with an excellent range of high quality fittings comprising corner fitted shower with curved sliding screen door and overhead shower, tiled flooring, vanity wash hand basin with cupboard and drawer beneath, WC, fully tiled walls, chrome towel radiator, recessed lighting, expulsion fan and window to side elevation providing south facing aspects.

**Bedroom Two (front left) 10' 1" x 7' 7" (3.07m x 2.31m)**

With window to front elevation providing delightful aspects.



**Bedroom Three (rear) 9' 8" x 9' 0" (2.95m x 2.74m)**

With lovely aspects over the rear gardens and beyond.

**Bedroom Four (rear left) 11' 2" x 8' 5" (3.40m x 2.57m)**

With very pleasant aspects.

**En Suite Shower Room**

With corner fitted shower cubicle incorporating sliding screen door and overhead shower, WC, pedestal wash hand basin, tiled flooring, tiled walls, recessed lighting, expulsion fan and window to side elevation.

**Family Bathroom**

With "Jacuzzi" bath, WC, pedestal wash hand basin, heated towel radiator, tiled flooring, tiled walls, expulsion fan, recessed lighting and window to side elevation.

**Externally**

Brambles stands in a lovely location overlooking open fields and benefiting from far reaching views to the Peckforton and Welsh Hills. The house stands in attractive newly landscaped gardens with a gated driveway leading to a parking area at the front, sheltered by high neat conifer trees and the drive continues to detached double garaging to the rear. The rear gardens enjoy an extensive new patio, new contemporary pond, lawned area, decked gazebo and gravel pathways, bordered by neat hedging and benefits from dog-proof fencing.

**Detached Double Garage 19' 3" x 18' 3" (5.87m x 5.56m)**

Of brick and tile construction with roof tower, electronically remote control up and over door, power, light, cold water tap, personal side door and window.

**Services**

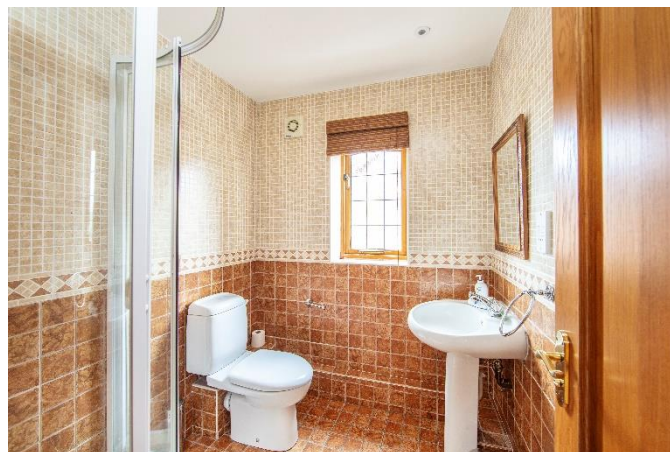
Oil fired central heating, mains water and electricity, septic tank drainage, underfloor heating to both floors.

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

From Nantwich proceed along Barony Road and to the roundabout at Reaseheath. Turn right towards Worleston, past Rookery Hall and continue through the village to Church Minshull. At the roundabout turn left along Over Road and continue for approximately 1.5 miles where the property is on the right hand side.

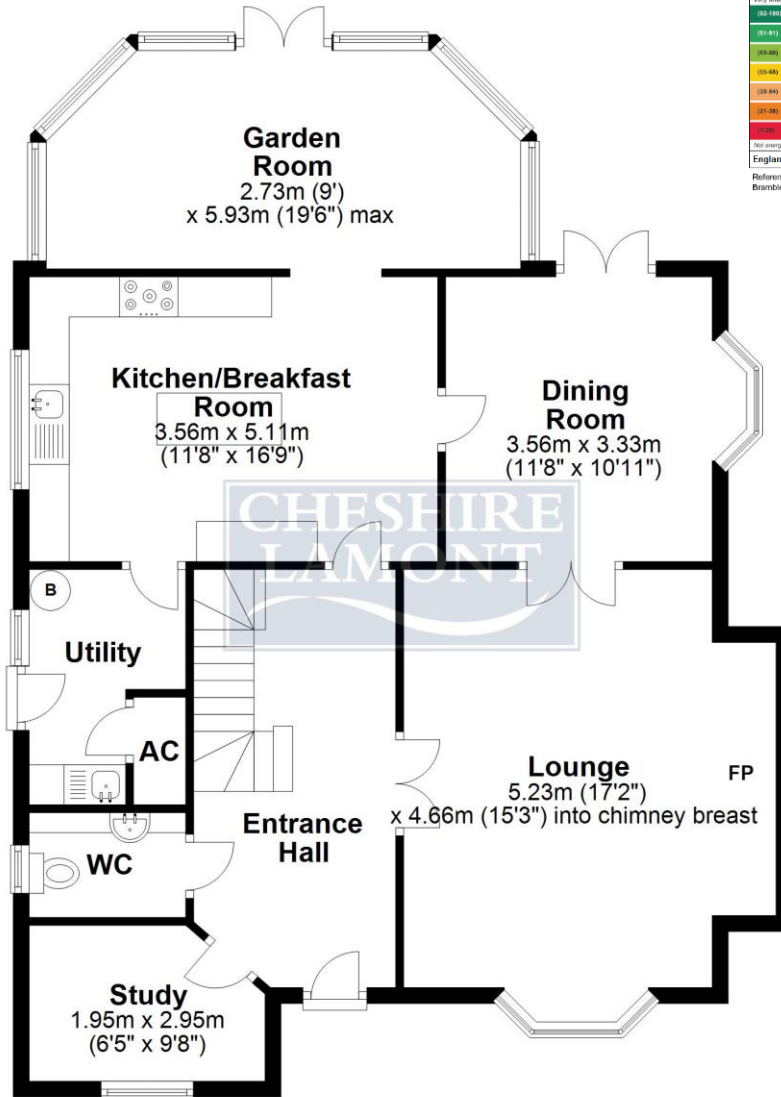




## Ground Floor

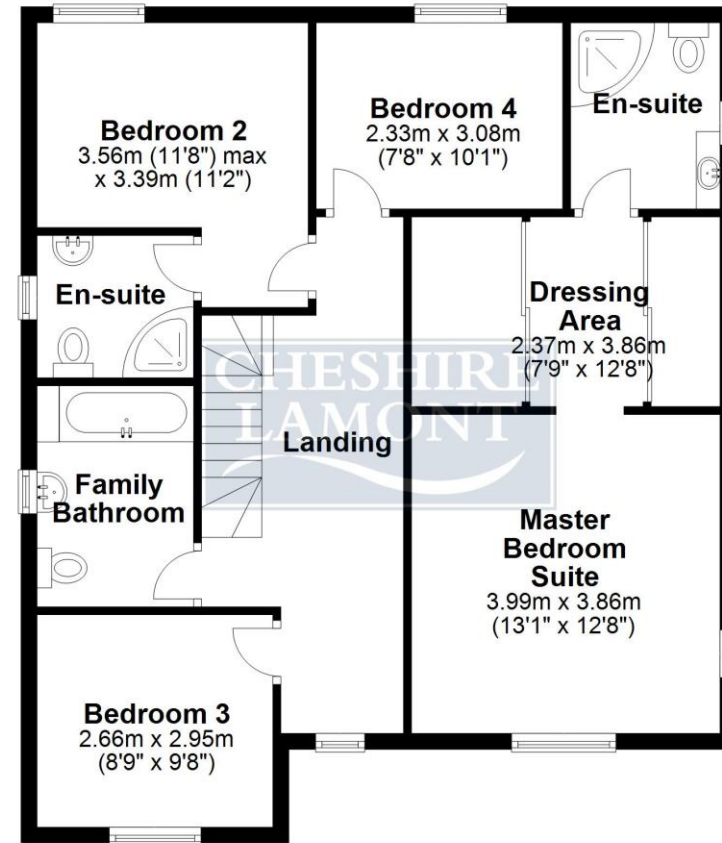
Approx. 98.0 sq. metres (1054.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
Reference: Brambles			



## First Floor

Approx. 79.4 sq. metres (854.4 sq. feet)



Total area: approx. 177.3 sq. metres (1908.9 sq. feet)



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Chestnut Pavilion  
Tarpoley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441