



14 Wilson Meadow, Calverhall, Whitchurch SY13 4EX

**CHESHIRE
LAMONT**

A simply superb newly built semi-detached house of exceptional quality, design and appeal upon a small select prestigious development within a charming tranquil North Shropshire village providing outstanding rural aspects and delightfully appointed accommodation of style. Viewing highly recommended.

- A most delightful newly built semi-detached period style house
- Upon a small select tranquil development within a lovely North Shropshire village
- Affording impeccably designed, arrayed and appointed accommodation of character
- Enjoying a superb position with undulating open countryside to the rear
- Parking to front and attractive lawned gardens to rear with extensive patio terrace
- Entrance hall, large cloakroom and lounge
- Fully appointed dining kitchen enjoying lovely aspects over the rear gardens
- Master bedroom with en-suite, two further bedrooms and bathroom
- Viewing highly recommended

Agents Remarks

This delightful property has been designed and constructed to a meticulous standard by renowned developers Chartland Homes to provide significant charm and character with a wealth of features and details. Calverhall is a charming historic village in delightful North Shropshire countryside and close to the popular market town of Whitchurch. As well as easy access to Whitchurch, the property has the benefit of excellent communication links to Chester, Shrewsbury, Telford, Nantwich and Midland centres. Birmingham, Manchester and Liverpool all with International airports are within daily commuting distance. The historic North Shropshire town of Whitchurch has Roman origins and a wealth of independent shops, services and cafes within a fine range of Period buildings, winding streets and an ancient Church. The town is well situated with good road links to Shrewsbury, The Midlands, Chester, North Wales, Wrexham and is just 4 miles from the Welsh border.

Property Details

A gravel drive stands to the front of the property providing superb parking and a ramped Indian stone paved approach leads to a tiled pitched wall mounted canopy porch to a handsome door allowing access to:



Entrance Hall

A beautiful entrance to the property with a double glazed window to side elevation and a panel door leads to:

Large Cloakroom

With wall mounted wash basin, WC, double glazed window and tiled flooring.

From the Entrance Hall open access leads to:

Lounge 14' 7" x 12' 5" (4.45m x 3.78m)

Beautifully appointed with a double glazed window to front elevation, wall mounted living flame effect fire, wall light points and double doors lead to:

Open Plan Dining Kitchen 13' 2" x 12' 2" (4.01m x 3.72m)

Comprehensively appointed with a superb range of high quality shaker style base and wall mounted units, attractive white quartz working surfaces, underslung one and a half bowl sink with mixer tap, integrated dishwasher, kitchen range with filter canopy over, full height integrated fridge and freezer, plumbing for washing machine, double glazed window to rear elevation, double glazed doors to patio enjoying outstanding aspects over open fields, recessed ceiling lighting, tiled flooring, doors to a large storage cupboard incorporating a wall mounted LPG central heating boiler and a staircase with storage area beneath leads to:

First Floor Landing

With access to loft, panel door to deep cupboard incorporating shelving, uPVC double glazed window to side elevation and a panel door leads to:

Bedroom One 15' 3" x 11' 10" max (4.65m x 3.61m max)

With a double glazed eaves window to front elevation, radiator, large built-in double wardrobe incorporating railing and shelving and a panel door leads to:

En-Suite Shower Room

With an enclosed shower cubicle, WC, pedestal wash basin, tiled flooring, double glazed window and chrome towel radiator.

Bedroom Two 9' 8" x 8' 11" (2.95m x 2.72m)

With a double glazed window to rear elevation providing stunning far reaching view over countryside and radiator.

Bedroom Three 7' 2" x 6' 7" (2.19m x 2.00m)

With a double glazed window to rear elevation enjoying fine aspects, over stairs cupboard and radiator.



Bathroom

With a panel bath incorporating shower over, pedestal wash basin, WC, double glazed window, chrome towel radiator and tiled flooring.

Externally

The property benefits from a wide area to the side of the property which provides superb storage and a garden shed and a path continues to the rear. The rear gardens enjoy outstanding views over open fields with an extensive Indian stone paved patio, lawned garden area, timber shed providing great storage and external power and lighting.

Tenure

Freehold.

Services

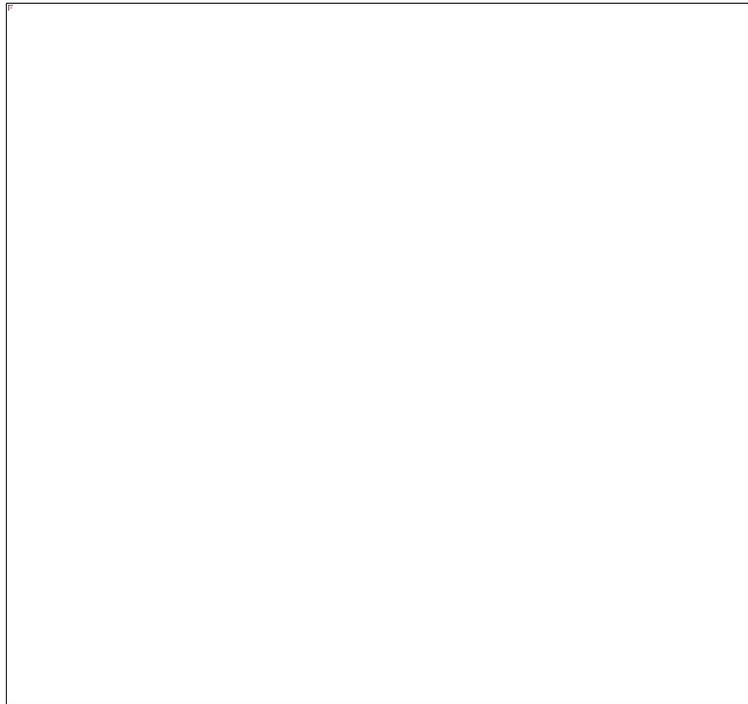
LPG, underfloor heating to ground floor, mains water and electricity (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed towards Whitchurch on the A525 and take the left turning towards Ash Magna. At Ash Magna turn left and proceed along Calverhall Road towards Ightfield. Proceed through Ightfield and into the centre of the village. Turn left by the village pub and left again into Wilson Meadow.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

46A High Street
Tarpорley
Cheshire CW6 0DX
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441