



“Sweet Briar”, Wrenbury Heath Road, Sound CW5 8AG

CHESHIRE
LAMONT



A highly individual and superbly presented spacious four bedroom detached chalet bungalow standing in delightful extensive landscaped gardens adjoining open fields in a superior and sought after position nearby to Nantwich and local amenities providing versatile accommodation of character and style. Viewing highly recommended.

- Standing in extensive established private gardens to 0.17 of an acre
- In a fine sought after position nearby to Nantwich
- A delightfully presented superior detached chalet bungalow
- Providing well appointed and versatile accommodation throughout
- Enclosed reception porch, spacious reception hall, lounge with log burner
- Three ground floor bedrooms, shower room, WC, dining room, superior garden room
- Fully appointed breakfast kitchen and enclosed rear porch
- Spacious first floor bedroom with en-suite shower room and loft storage
- Attractive gardens, aspects and surroundings, large driveway, extensive patio terrace, detached garage
- Viewing highly recommended

Agents Remarks

Sweet Briar stands in well proportioned landscaped gardens with superb countryside aspects and is situated within the highly sought after rural hamlet of Sound just 3 miles south west of Nantwich town centre. 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, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away. Whatever your interest you'll find plenty to do



in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts a number of festivals throughout the year including The Nantwich Show, Nantwich Jazz Festival and the Food Festival.

Property Details

A herringbone block paved driveway leads through pillared splayed entrance way with cobbled approach and continues to the side of the property to a detached garage and a wrought iron gate allowing access to the rear gardens. A herringbone block paved path leads through front gardens to a high quality uPVC double glazed composite door allowing access to:

Entrance Porch

With uPVC double glazed windows and an exposed section glazed oak door leads to:

Reception Hall

A beautiful entrance to the property with a handsome spindle staircase ascending to first floor landing, coved ceiling, under stairs cupboard and an oak door leads to:

Bedroom Four 9' 8" x 9' 11" (2.94m x 3.03m)

With a uPVC double glazed window to front elevation providing lovely aspects over fields, coved ceiling and radiator.

From the Reception Hall an oak door leads to:

Bedroom Three 10' 11" x 8' 11" (3.32m x 2.71m)

With a uPVC double glazed window to front elevation, coved ceiling and radiator.

From the Reception Hall a sectional glazed oak door leads to:

Breakfast Kitchen 10' 6" x 13' 5" (3.20m x 04.09m)

Comprehensively appointed with a superb range of high quality base and wall mounted units, attractive granite working surfaces and up stands, oak dresser unit incorporating fridge freezer recess and with cupboards and drawers, Rangemaster kitchen range with filter over, integrated microwave, integrated dishwasher, underslung Belfast sink with mixer tap, plumbing for washing machine, uPVC double glazed window to side elevation, tiled floor, coved ceiling, contemporary radiator and uPVC double glazed doors lead to:



Rear Porch

With full height uPVC double glazed windows overlooking rear gardens, uPVC double glazed door and tiled floor.

From the Reception Hall an oak door leads to:

Contemporary Shower Room

Impeccably appointed with a large shower cubicle incorporating electric shower over and with glazed screen, WC, pedestal wash basin, tiled floor, tiled walls, chrome towel radiator, uPVC double glazed window and recessed ceiling lighting.

From the Reception Hall an oak door leads to:

Airing Cupboard

With a lagged cylinder system.

From the Reception Hall an oak door leads to:

Cloakroom

With WC, wall mounted wash basin, part tiled walls, tiled floor and uPVC double glazed window.

From the Reception Hall a sectional glazed oak door leads to:

Lounge 15' 11" x 11' 11" (4.85m x 3.62m)

A delightful reception room enjoying lovely aspects to the front via a uPVC double glazed deep silled bay window, uPVC double glazed window to side elevation, coved ceiling, Clearview log burning stove inset within fireplace and surround and two wall light points.

From the Reception Hall an sectional glazed oak door leads to:

Dining Room/Sitting Room 7' 5" x 11' 11" (2.25m x 3.62m)

With coved ceiling and uPVC double glazed doors lead to:

Conservatory/Garden Room 11' 6" x 10' 0" (3.50m x 3.04m)

Enjoying lovely aspects over the rear gardens via uPVC double glazed windows, uPVC double glazed doors, tiled floor, radiator and a superb partially glazed light weight roof.

From the Reception Hall an oak door leads to:

Bedroom One 13' 11" x 10' 11" max (4.23m x 3.33m max)

With uPVC double glazed windows to front and rear elevations, coved ceiling and an excellent range of fitted wardrobes incorporating railing and shelving with complimentary drawer units.



First Floor Landing

With recessed ceiling lighting and a panel door leads to:

Guest Bedroom Suite/Bedroom Two

With a uPVC double glazed window to rear elevation providing lovely views over the gardens and open fields, uPVC double glazed eaves window to front elevation, fitted wardrobe with complimentary dressing table, panel door to large walk-in loft storage area and folding panel doors lead to:

En-Suite Shower Room

With a wide shower cubicle, WC, vanity wash basin incorporating cupboards beneath, Velux window, tiled floor, part tiled walls, eaves storage cupboard and chrome towel radiator.

Externally

The rear gardens enjoy an extensive imprinted stone effect patio terrace with a large lawned area within paved pathways, flower beds and borders. The gardens benefit from two large garden sheds and from superb aspects over Cheshire countryside. Detached Garage and driveway.

Detached Garage 19' 9" x 10' 0" (6.03m x 3.04m)

With pine doors to front, superb workshop space, light, power and pine door to side.

Tenure

Freehold.

Services

Mains electricity, water and drainage. Oil fired central heating. Not tested by Cheshire Lamont.

Viewings

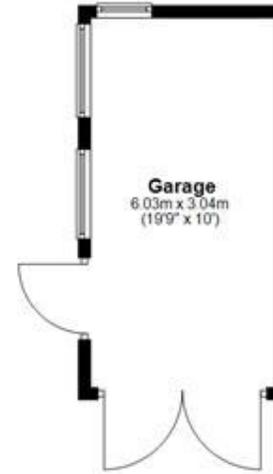
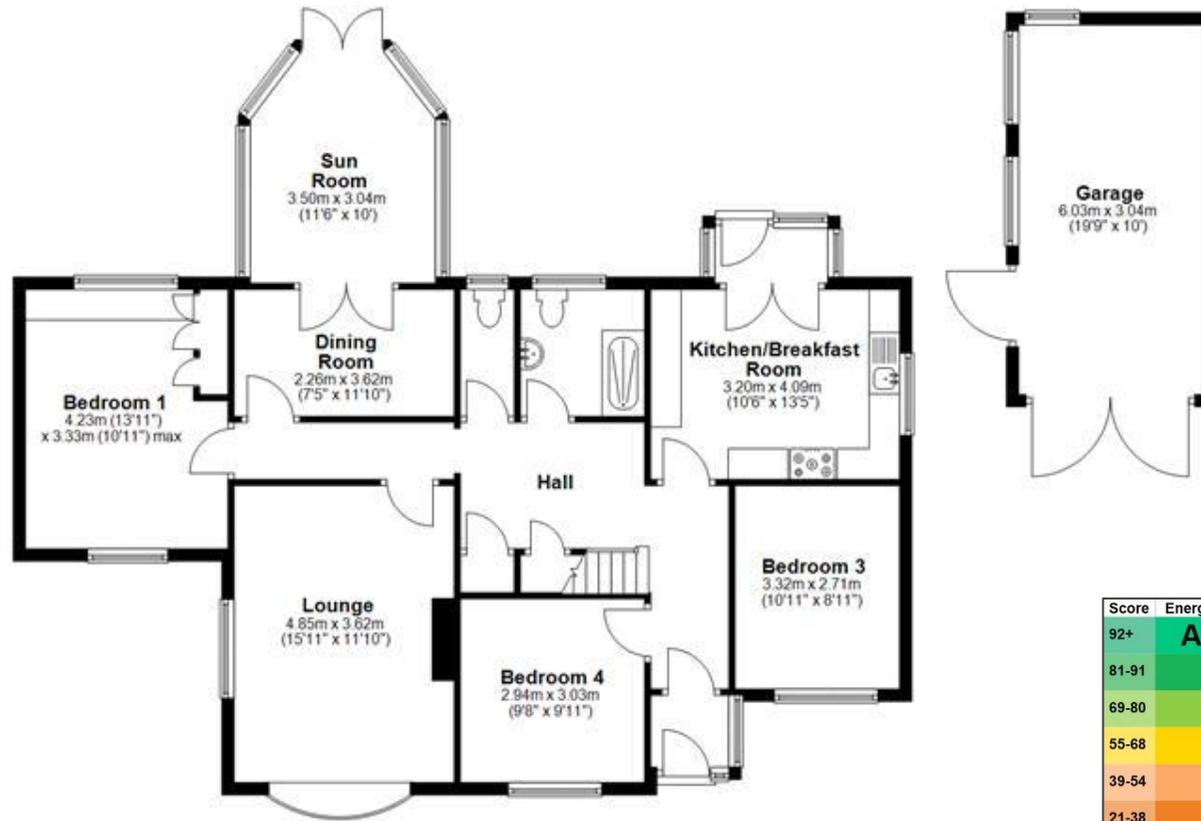
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich town centre proceed to the roundabout by the Railway public house and take the first exit onto the A530 Wellington Road. Having crossed over the railway, proceed along this road for a short distance and turn right onto the Whitchurch Road. Continue for approximately 3 miles and turn right into Wrenbury Heath Road where the property is located on the right hand side.

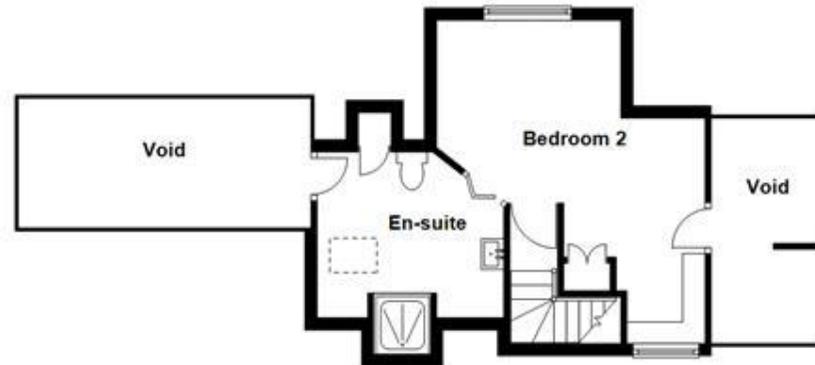


Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

First Floor





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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