



40 Salford, Audlem CW3 0BJ

CHESHIRE
LAMONT



An exceptional and most individual modern bay fronted detached residence in extensive established gardens to 0.25 of an acre in a prestigious position on the periphery of Audlem village affording superb spacious well designed and appointed accommodation of great appeal. Viewing highly recommended.

- An outstanding and most appealing individual bay fronted detached residence
- Standing in wonderful established tree-lined landscaped gardens to a quarter of an acre
- Situated in a prestigious position on the periphery of Audlem village
- Providing superbly appointed and presented spacious accommodation
- Of exceptional design, style and character
- Four double bedrooms, luxurious bathroom and en-suite to guest room
- Superb spacious bay fronted living room with log burner, large dining room and delightful garden room
- Delightfully appointed kitchen, utility room, cloakroom and reception hall
- Extensive gravel driveway with splayed approach and attached garaging
- Affording outstanding features with impeccable surrounding aspects and views

Agents Remarks

This most impressive house is a stunning example of imaginative design and architecture blended with its surroundings and extensive established mature plot. The house stands in a wonderful and most sought after tree-lined location on the edge of Audlem village amongst superb surrounding properties. The house benefits from lovely views to all aspects and has been impeccably maintained throughout. We are certain the property will be highly sought after given its style and surroundings and we highly recommend an early inspection.

Audlem 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.

Property Details

The property benefits from a most attractive situation within large established grounds and gardens extending to all sides of the house to 0.25 of an acre. A splayed approach leads from Salford via a driveway which leads to a large gravel entrance drive to the side of the property that continues to a raised step which leads to a high quality uPVC double glazed composite door within a uPVC double glazed surround allowing access to:

Reception Hall 19' 4" x 5' 11" (5.89m x 1.81m)

A delightful entrance to the property with a spindle staircase with three quarter landing ascending to first floor galleried landing, tiled flooring, coved ceiling, two radiators and an oak door leads to:

Cloakroom 5' 9" x 5' 6" (1.76m x 1.67m)

With a vanity wash basin within surround incorporating cupboards and shelving beneath, WC, fitted cupboard, tiled flooring, tiled walls, double glazed window and chrome towel radiator.

From the Reception Hall an oak door leads to:

Living Room 19' 3" x 16' 5" (5.86m x 5.01m)

A magnificent, spacious reception room with lovely aspects to three elevations, large double glazed box bay window to front elevation affording fine views over the gardens and the periphery, two radiators, handsome fireplace upon a raised slate hearth incorporating a Clear View cast iron log burning stove with log store beneath, double glazed windows to side and rear elevations, coved ceiling and oak double door lead to:

Dining Room 16' 5" x 13' 3" (5.01m x 4.05m)

A stunning room of great proportions with a double glazed window to side elevation, radiator, coved ceiling, oak door to kitchen and full height glazed double doors lead to:

Garden Room/Conservatory 10' 6" x 8' 9" (3.20m x 2.67m)

Affording beautiful aspects over private established gardens via uPVC double glazed windows with high quality oak effect flooring, radiator, recessed lighting and uPVC double glazed double doors to outside.

From the Reception Hall an oak door leads to:



Kitchen 13' 2" x 10' 5" (4.02m x 3.18m)

Beautifully appointed with a stunning range of high quality base and wall mounted units with under pelmet lighting, attractive granite working surfaces, upstands and sills, double glazed window to rear elevation, uPVC double glazed stable door to outside, underslung one and a half bowl sink with mixer tap, kitchen range with filter canopy over, recessed ceiling lighting, space for American style fridge freezer within surround, tiled flooring, contemporary wall mounted radiator and an oak door leads to:

Utility/Laundry Room 10' 6" x 6' 0" (3.21m x 1.82m)

Beautifully appointed with wall mounted cupboards, base unit, granite effect working surface and splashback, deep enamel sink, tiled flooring, uPVC double glazed stable door to outside, plumbing for washing machine, oil fired central heating boiler and tall implement cupboard.

First Floor Landing

With uPVC double glazed window, feature archway to inner landing, deep storage cupboard, built-in double linen store with vented cylinder system and shelving and a door leads to:

Guest Room 16' 7" x 11' 10" (5.06m x 3.61m)

With a partially vaulted ceiling, radiator, uPVC double glazed eaves windows to two elevations, radiator and a door leads to:

En-Suite Shower Room

With a recessed shower cubicle, wall mounted wash basin, WC, chrome towel radiator, tiled flooring and tiled walls.

Principal Bedroom 15' 5" x 13' 2" (4.70m x 4.01m)

With a partially vaulted ceiling, uPVC double glazed eaves window to side and rear elevations incorporating fitted plantation shutters, radiator, full width and height fitted wardrobes incorporating railing, shelving and drawers.

Bedroom Three 10' 6" x 10' 6" (3.20m x 3.20m)

With a uPVC double glazed eaves window to east elevation and radiator.

Bedroom Four 10' 6" x 9' 3" (3.20m x 2.82m)

With a uPVC double glazed eaves window to east elevation, access to loft and radiator.

Contemporary Family Bathroom

Beautifully appointed with a freestanding double ended bath incorporating wall mounted shower tap, enclosed shower cubicle,



tilled walls, tiled flooring, vanity wash basin with cupboards and drawers beneath and incorporating wash basin, WC, recessed ceiling lighting, tall chrome towel radiator and uPVC double glazed eaves window incorporating fitted plantation shutters.

Externally

No. 40 Salford as constructed upon a tree-lined site and stands within beautifully developed, mature landscaped grounds and gardens that extend to all side of the property. Standing at the corner of Salford and Woore Road, the house enjoys wonderful aspects and views over the surroundings and offers glimpses of Audlem Church Tower. The gardens incorporate a stunning array of mature specimen trees, plants and shrubs with delightful garden features such as an entirely nature covered arbour, extensive patios, large lawned areas and neat borders.

Garage 18' 10" x 10' 3" (5.73m x 3.13m)

With double opening doors to front, light, power, water tap, window to rear elevation and a personal door.

Tenure

Freehold.

Services

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

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed to Audlem. Upon entering the Village turn left into Heathfield Road and continue for 600 yards. Turn left into Monks Lane and continue to Salford hamlet. Turn left into Woore Road over the bridge and turn first left into Salford where the property is located on the right hand side.

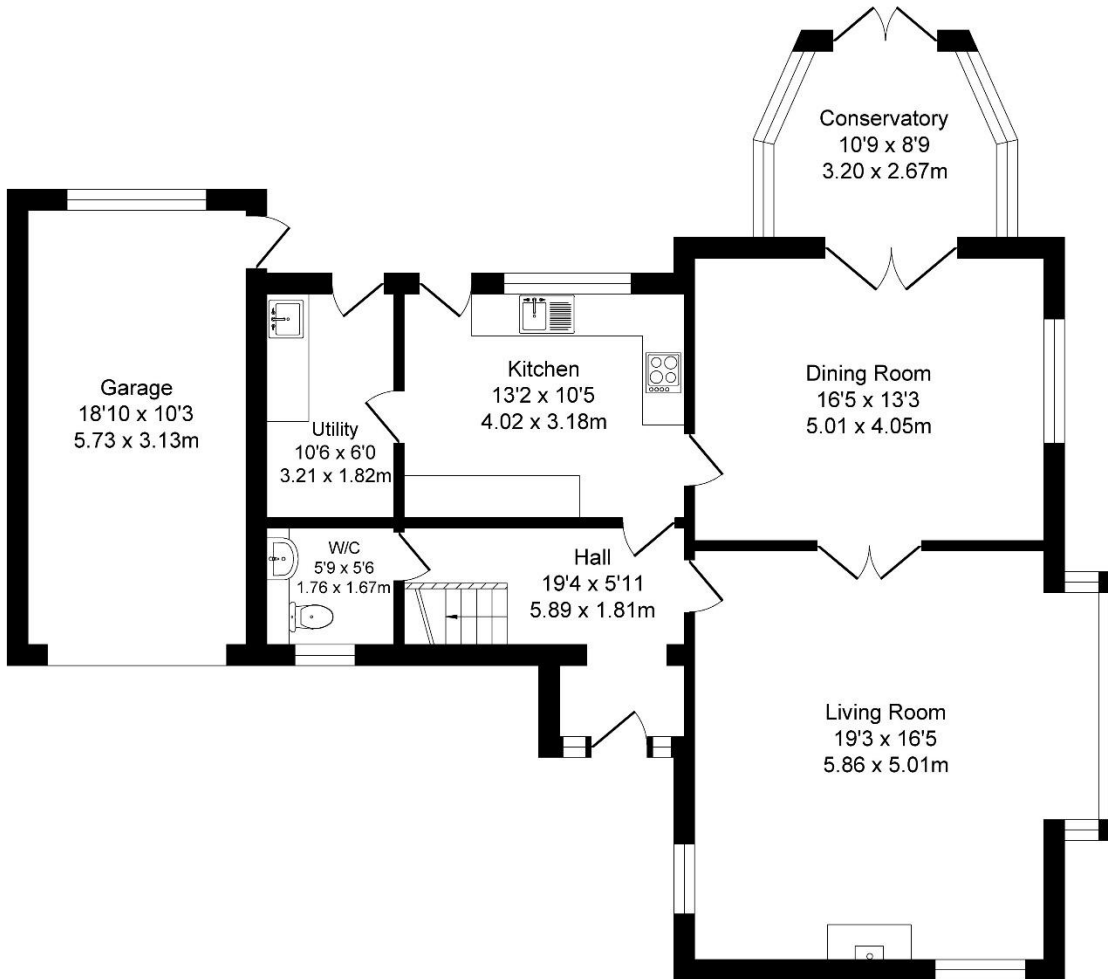
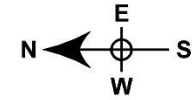


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		

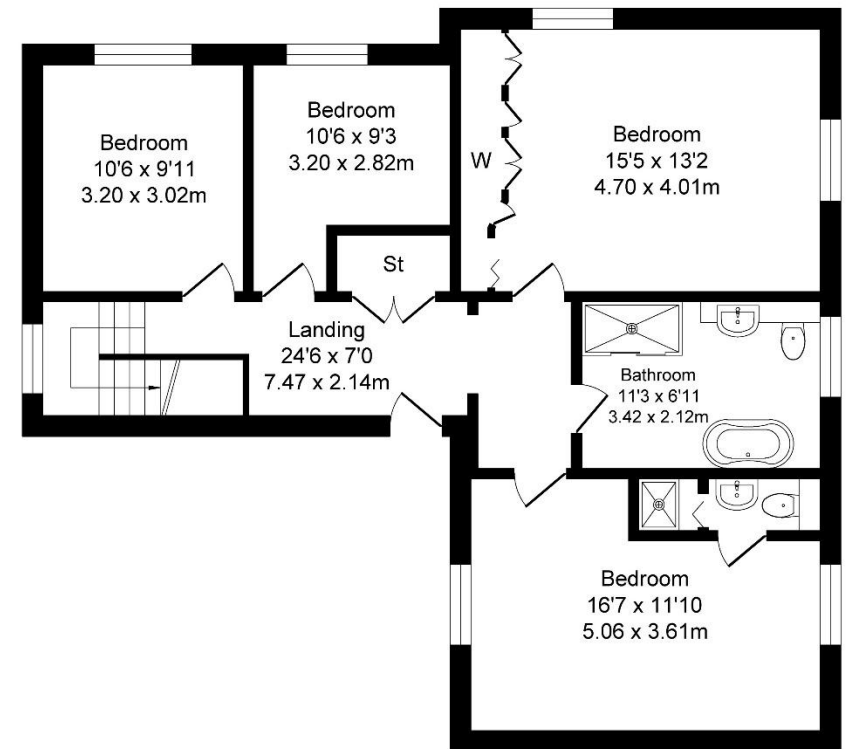
Salford

Total Approx. Floor Area 2125 Sq.ft. (197.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 1250 Sq.Ft
(116.1 Sq.M.)



First Floor
Approx. Floor
Area 875 Sq.Ft
(82.9 Sq.M.)



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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