



“Highfield House”, Wrenbury Road, Aston CW5 8DQ

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An outstanding substantial Period residence affording considerable accommodation of immense character and appeal approached over a private drive through established woodland gardens and grounds extending to 1.25 acres. Very impressive spacious accommodation of style and character incorporating impeccable Period features within Aston Village. With two "Wings" providing a master bedroom with en suite, two further bedrooms, luxurious bathroom and two further bedrooms and shower room to the South Wing. Minton hallway, spacious reception accommodation, outstanding open plan living family dining kitchen with bi-folding doors to extensive terrace and private South facing gardens and most useful cellar suite. Double garaging, adjoining workshop, superb parking facilities and courtyard. No chain for early completion. Early viewing highly recommended.

- An outstanding substantial Period residence within the highly regarded village of Aston
- Approached over a private drive through delightful established woodland gardens and grounds extending to 1.25 acres
- Affording considerable spacious accommodation of immense character and appeal
- Reception Hall, lounge, sitting room, utility room, WC, cloaks cupboard
- Outstanding spacious open plan living family dining kitchen with bi-folding doors to extensive patio terrace
- Two "Wings", master bedroom, en suite, two further bedrooms, luxurious bathroom
- Two further bedrooms to the "South Wing", shower room
- Useful cellar suite, double garaging, adjoining workshop
- A truly stunning residence in a sought after location nearby to historic Nantwich
- No Chain for early completion, viewing highly recommended



Agents Remarks

"Highfield House" forms a greater portion of a previously detached residence that was divided in historic times to derive two properties of outstanding appeal and character. The property benefits from delightful surroundings and aspects and stands within the picturesque village of Aston. Aston is a very well regarded village in South Cheshire countryside between Nantwich and Whitchurch and nearby to Wrenbury railway station providing links to Shrewsbury and Crewe. The catchment school for Aston is Sound and District Primary School which has achieved excellent results over recent years.

Property Details

A large block paved courtyard provides a delightful approach to the property which leads to:

Tiled Pitched Porch

A handsome entrance with quarry tiled floor, sectional glazed panel door with leaded and stained glass light over leading to:

Reception Hall

A superb spacious, light and airy reception hall with a hard railed and spindled staircase ascending to first floor, Minton tiled floor with brass edged mat recess, double radiator, high moulded coved ceiling, dado rail, column radiator, glazed overhead light, under stairs cloaks cupboard to cellar suite, second staircase to South Wing and a panel door leads to:

Cloakroom

With pedestal wash hand basin, WC, chrome column radiator, tiled floor, expulsion fan and a door leads to deep walk in cloaks cupboard.

From the Reception Hall a panel door leads to:

Lounge 16' 10" x 15' 11" (5.14m x 4.84m)

A superb reception room with a recessed chimney breast incorporating a Clearview wood burning stove upon a raised slate hearth within cast iron fireplace and surround, double glazed sash windows to side and front elevations, high moulded coved ceiling and wall light points.

From the Reception Hall a panel door leads to:

Sitting Room 14' 10" x 16' 11" (4.53m x 5.16m)

With high moulded coved ceiling, ornate fireplace with arched grate tiled hearth and surround, uPVC double glazed bay window to side elevation incorporating double radiator, uPVC double glazed window to rear elevation and radiator.

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



Laundry/Utility Room 9' 0" x 11' 11" (2.74m x 3.63m)

With Oak plank effect tiled flooring, double glazed sectional panel door to outside with light over, three wall mounted cupboards, base units with single drainer sink unit and mixer tap and plumbing for automatic washing machine.

From the Reception Hall a Minton tiled step descends to:

Extensive Open Plan Living Family Dining Kitchen 32' 5" x 21' 6" (9.87m x 6.55m)

A glorious room with outstanding aspects over enclosed private established South facing rear gardens via full width double glazed bi-folding doors. The room is impeccably appointed and incorporates a substantial living area with tiled flooring throughout and double glazed sash windows overlooking courtyard. The kitchen area is impeccably appointed with a complimentary range of high quality base units incorporating cupboards and drawers, twin bowl enamel sink with mixer tap over, granite working surfaces, a large Oak topped central pillared island incorporating cupboards, drawers and wine rack beneath and incorporating an oil fired AGA and an electric oven with hob over, recessed alcove for fridge and freezer, under stairs cupboard, recessed ceiling lighting and a panel door leads to:

Walk in Butlers Pantry

With shelving, tiled floor and recessed lighting.

From the Reception Hall the principal staircase ascends to a quarter landing with steps ascending to:

Main Landing

With dado rail, high moulded coved ceiling and steps descend to:

Main Bathroom

A gloriously appointed bathroom with a freestanding claw and ball roll top enamel deep bath with chrome antique style column tower tap to side, fitted walk in shower cubicle incorporating full height glazed screen, WC, pedestal wash hand basin, chrome column towel radiator, double glazed sash windows to side elevation providing fine aspects, part tiled walls, Amtico flooring and fitted cupboard incorporating shelving.

From the Main Landing a step to the front leads to:

Front Landing**Bedroom One (Master) 16' 10" x 15' 11" (5.14m x 4.84m)**

A glorious principal bedroom with dual aspect elevations to front and side incorporating double glazed sash windows, ornate fireplace, radiators, wall light points and a panel door leads to:



En Suite Shower Room

With corner fitted shower cubicle incorporating sliding curved screen doors, WC, vanity wash hand basin within attractive surround with cupboards and drawers beneath, half tiled walls, and double glazed sash window to courtyard elevation.

Bedroom Three 14' 10" x 10' 8" (4.53m x 3.26m)

With uPVC double glazed sash windows to side elevation providing rural views, ceiling beams, double radiator and a cast iron fireplace within attractive surround.

Bedroom Five 9' 2" x 5' 11" (2.79m x 1.80m)

With uPVC double glazed sash window to rear elevation, radiator and high picture rail.

From the Landing stairs ascend to:

The South Wing

With landing benefiting from double glazed Velux window overhead and a panel door leads to:

Bedroom Two 14' 7" x 11' 1" (4.44m x 3.37m)

With double glazed sash window to South elevation overlooking a substantial walled roof terrace (4.33m x 5.30 m) which could be utilised further if required and radiator.

From the Landing a panel door leads to:

Bedroom Four 9' 11" x 9' 3" (3.03m x 2.82m)

With double glazed sash windows overlooking the courtyard and radiator.

From the Landing a panel door leads to:

Shower Room

With corner fitted shower cubicle incorporating curved screen door, tiled floor, vanity wash hand basin, WC, Velux window and enamel sink with taps.

Cellar Storage (1) 9' 11" x 12' 4" (3.02m x 3.75m)

Cellar Storage (2) 6' 6" x 7' 8" (1.97m x 2.34m)

Outside

Highfield House benefits from a delightful situation and stands in established private gardens bordered to all sides by hedging, post and rail fencing and the grounds incorporate an abundance of mature, rare specimen trees and a woodland glade. The entrance is situated off



Wrenbury Road where a block paved splayed entrance way leads to a five bar gate and continues along a sweeping driveway which leads through the grounds and continues to the front of the property. Beautiful natural gardens stand to the front and are bordered by mature trees, incorporate a large ornamental pond. An ornate paved and granite blocked terrace benefits from an electricity supply for enjoying evening barbeques. The driveway incorporates a large hard standing area providing excellent parking for several vehicles and continues to double five bar gates allowing access onto the courtyard. An attractive pedestrian entrance way provides access by foot to the property from Wrenbury Road and leads via quarry tiled and stone steps to the driveway and courtyard. The courtyard benefits from a detached double garage with adjoining workshop. A wrought iron gate between the workshop and main residence leads to enclosed North facing lawned gardens and is bordered by mature Laurel and Hawthorn hedging. The delightful private enclosed South facing gardens enjoy all day and evening sunshine and incorporates an extensive paved patio terrace also accessed from the living area via bi-folding doors from the Family Dining Kitchen. The garden is sheltered within high neat established hedging and high walling.

Double Garaging

With twin remote controlled roller doors to front, light, power and high overhead storage provision.

Adjoining Workshop

Currently used as a dog grooming area. The workshop benefits from light, power and a window to side.

Services

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

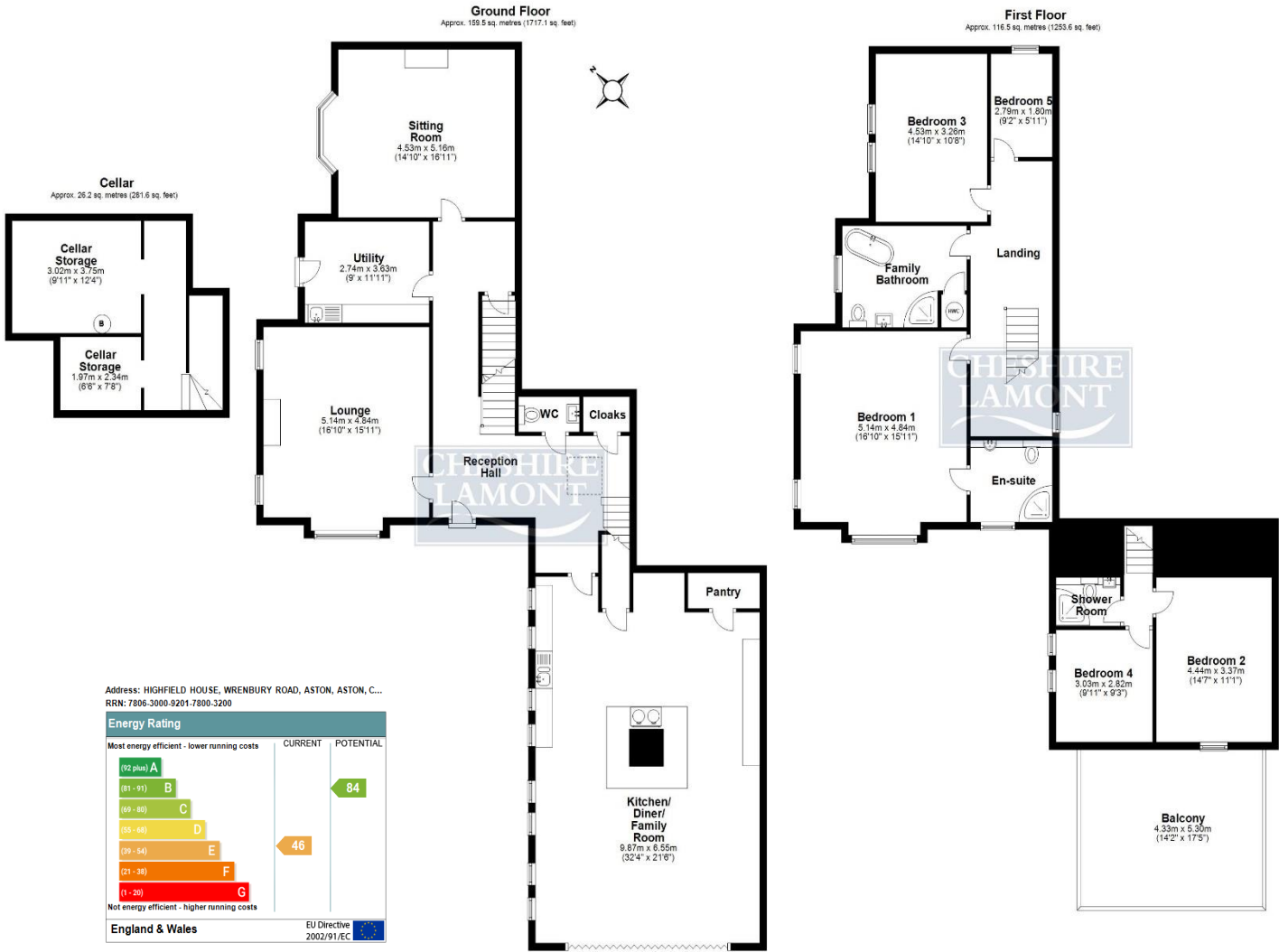
Internet Speed: 60mb per second

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Leave Nantwich along the A530 Whitchurch Road and proceed for 4.2 miles through Sound and on entering Aston turn right onto Wrenbury Road, past the Bhurtpore Public House, round the sharp left hand bend and the property is located 200 yards on the left hand side at the bottom of the dip.





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