



Fields View
Audlem | Cheshire



Fields View

Coolle Lane, Audlem
Cheshire, CW3 0ER

A charming detached 4-bed property with extensive mature gardens, outbuildings and 5.78 acres.

- 4-bed property with spacious living accommodation, extended and modernised by the existing owners to a high standard.
- GF: entrance hall, cloakroom, dining room, large kitchen/breakfast room, living room, sitting room.
- FF: 4 double bedrooms and 2 family bathrooms.
- Double garage and off-road parking.
- Mature gardens with patio area entertaining area.
- Garden pond with feature summer house.
- Outbuildings used for storage and potential for further uses.
- Standing in over 5 acres.

Approximate distances (miles):
Audlem 2m | Nantwich 6m | Whitchurch 8m
Market Drayton 8 m | Crewe 10m
Junction 16 M6 13m | Stoke on Trent 19m
Manchester 46m | Liverpool 50m

Situation

Fields View is set in a tranquil location off the well-known Coolle Lane, near the village of Audlem. The property lies in the heart of South Cheshire with excellent access onto the A525 Whitchurch Road and only a short distance from the village of Audlem and the market town of Nantwich.



The M6 is a 20-minute drive away, while Crewe railway station is only a short distance with direct links to London, Manchester and Liverpool.

The village of Audlem offers a wide range of amenities, including a co-op, coffee shops, butcher, dry-cleaners, sports facilities, medical centre and pubs, all surrounding a spectacular 13th century church. Further afield is the Market Town of Nantwich which again benefits from a wide range of amenities.

There are several schooling possibilities locally and beyond in Cheshire and Shropshire. There are primary schools located in Audlem, Whitchurch, Wrenbury and Nantwich. Whilst secondary schools and academies are available in Nantwich, Whitchurch and Crewe.

There are numerous sports facilities in the area including: football, tennis, bowling, cricket and running clubs at Audlem, indoor and outdoor swimming pools at Nantwich, which also boasts cricket and hockey clubs. There are two 18-hole golf courses at nearby Whitchurch, which also includes a health spa with gyms and indoor swimming pools.

Equestrian interests are vast in the area including drag hunting with the Cheshire and North Shropshire Hunts, British Eventing at Kelsall & Somerford Park and racing enjoyed at Aintree, Chester, Bangor-On-Dee and Haydock Park to name but a few. Reaseheath Equine College, Nantwich Riding Club and Southview Equestrian Centre are all close-by. Whether is it watching or competing there are many other places for training and schooling horses & ponies locally.

Description

Fields View is a brick-built property under a slate roof, which has been elegantly extended and modernised to create a contemporary living space but with elements of the traditional cottage feel.





The ground floor accommodation comprises entrance hallway with cloakroom off and leads into a central dining room. Off the dining room is a large living room with Clearview woodburner and two sets of double French doors leading onto the patio.

The feature aspect of the ground floor is the L-shaped kitchen/breakfast room, which forms part of the extension. This room is perfect for modern day living with a blend of contemporary and natural lighting flooding the room. The natural light comes from the bespoke glazed roof and elevation with bi-fold doors leading onto the patio space. The modern units are a mixture of ground and wall mounted with integrated appliances and oven combinations. The island acts as a breakfast bar and has gas hobs integrated. Off the kitchen is another snug room/office.

The first floor comprises four double bedrooms with two family bathrooms.

Externally

The property is located off Coole Lane and only a short distance from the A525. There is parking for vehicles off the road and a double garage for further parking and/or workshop/gym space.

There is a further brick-built building adjacent, currently used for storage but could potential be converted into an office and/or annexed accommodation, subject to the required planning permission.

The property is surrounded by mature gardens, flower beds and mature trees. There is an attractive rose garden to one side and large lawn areas with pond to the rear. The pond has a summer house adjacent, perfect for entertaining.

The land equates to circa 5.78 acres and has a separate access onto Coole Lane.



Services

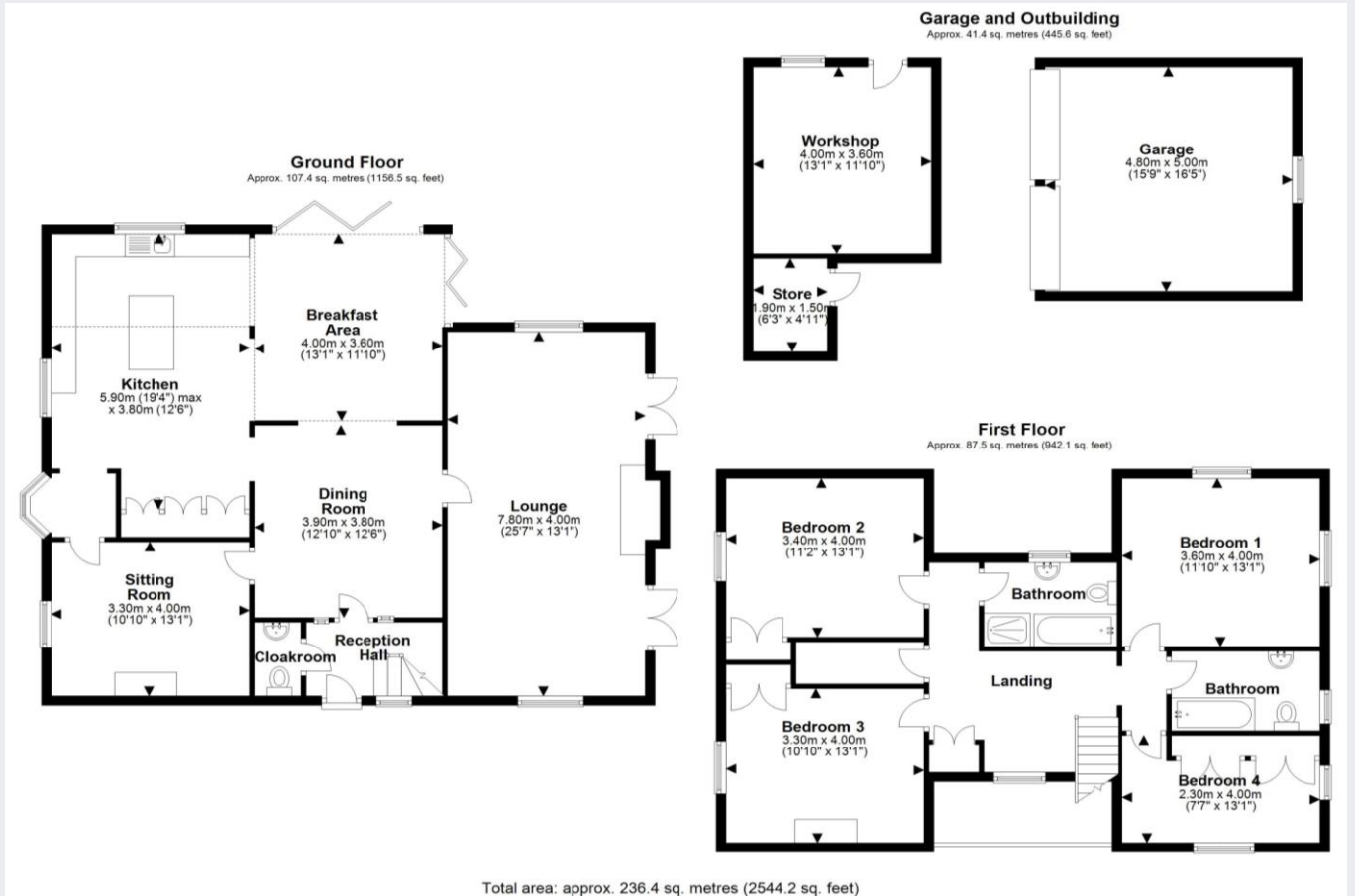
Mains electricity & water
Private drainage via septic tank
Oil fired central heating and hot water

Local Authority

Cheshire East
www.cheshireeast.gov.uk

Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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50 m
Scale 1:2500 (at A4)

