



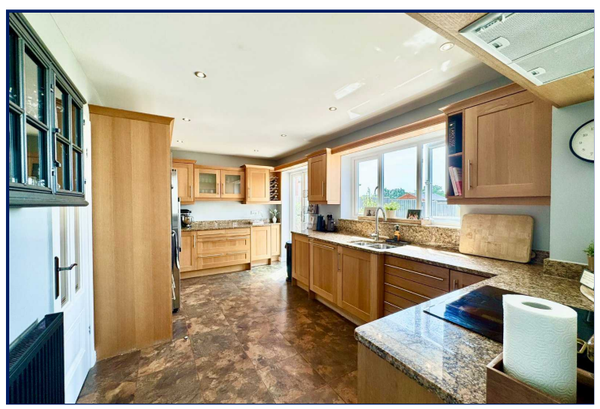












Church Way, Wybunbury,
Nantwich, Cheshire, CW5

Asking Price: £535,000
Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: E
EPC Rating: C

Occupying an enviable position on the highly regarded Church Way, this exceptional detached family home enjoys a stunning setting with uninterrupted views across countryside to the rear. Thoughtfully enhanced, comprehensively updated and arranged over three spacious floors, the property offers approx. 2000 sq ft of versatile accommodation designed to meet the needs of modern family life.

The accommodation comprises, entrance hall and cloakroom, leading to an impressive 18ft living room, a comfortable and elegant space for both everyday living and entertaining. Undoubtedly the heart of the home is the outstanding 26ft kitchen and dining room, beautifully refitted with quality oak cabinetry, granite work surfaces and extensive storage. This superb space flows naturally into a 12ft conservatory with a glazed roof, where large windows frame far-reaching views across the surrounding countryside.

Practicality has been carefully considered, with the former garage converted to provide a useful utility room and separate store. On the first floor, the generous 19ft principal bedroom is complemented by an en suite bathroom, alongside two further double bedrooms, a single bedroom and a contemporary shower room. The second floor provides a fifth double bedroom, sixth bedroom and an additional bathroom.

Outside to the front, a driveway provides parking for several vehicles. To the rear, the attractive south-facing garden enjoys a high degree of privacy, is not directly overlooked and benefits from stunning countryside views.

Wybunbury remains one of South Cheshire's most sought-after villages, offering a well-regarded primary school, village shop, post office, public houses, church and community facilities, while the historic market town of Nantwich is only a short drive away.

Reception Hall

Cloakroom

Utility Room

Store Room

Living Room
18' x 11'8" (5.49m x 3.56m)

Kitchen/Dining Room
26'2" x 13' (7.98m x 3.96m)

Conservatory
12' x 9'6" (3.66m x 2.9m)

Landing

Bedroom One
19'4" x 11'6" (5.9m x 3.5m)

Ensuite Bathroom

Bedroom Two
13'8" x 9' (4.17m x 2.74m)

Bedroom Three
12' x 9' (3.66m x 2.74m)

Bedroom Four
12'2" x 8'2" (3.7m x 2.5m)

Bathroom

Second Floor

Bedroom Five
14'4" x 11' (4.37m x 3.35m)

Bedroom Six
14' x 6'2" (4.27m x 1.88m)

Bathroom

Gardens
Parking

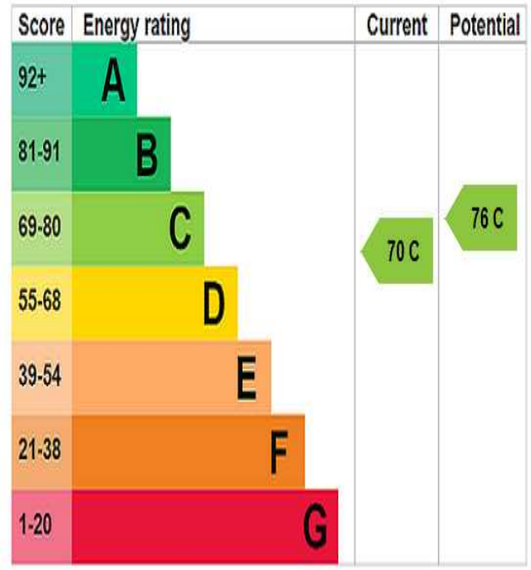
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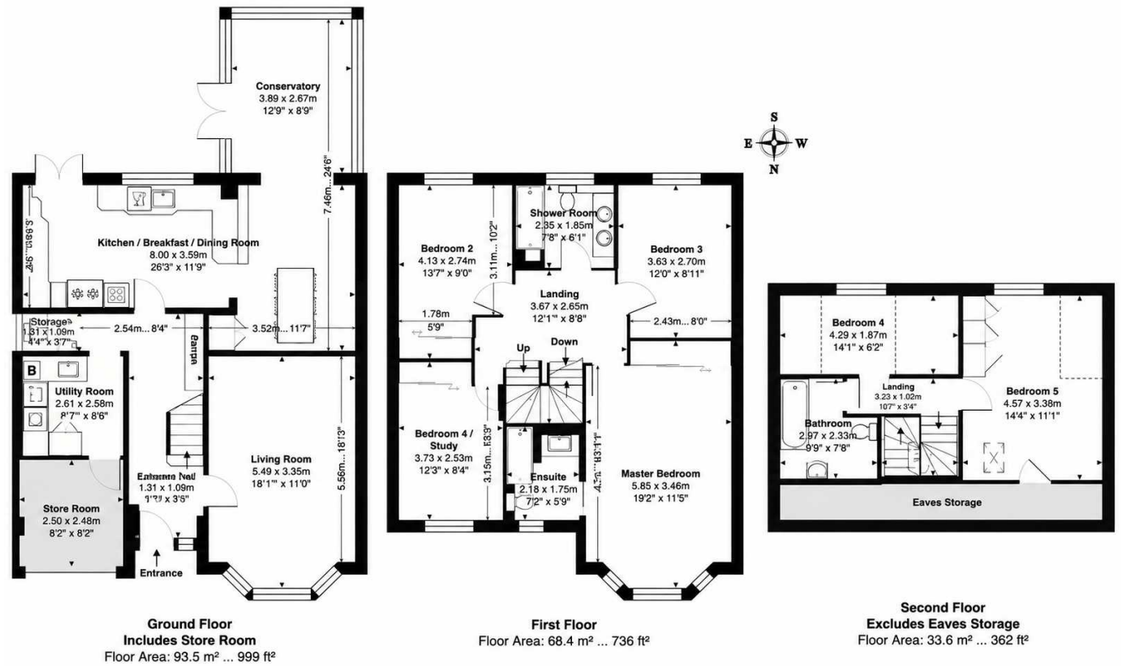
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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