



Little Rose Cottage, Aston Juxta Mondrum – CW5 6DU

Guide Price £669,500



in association with

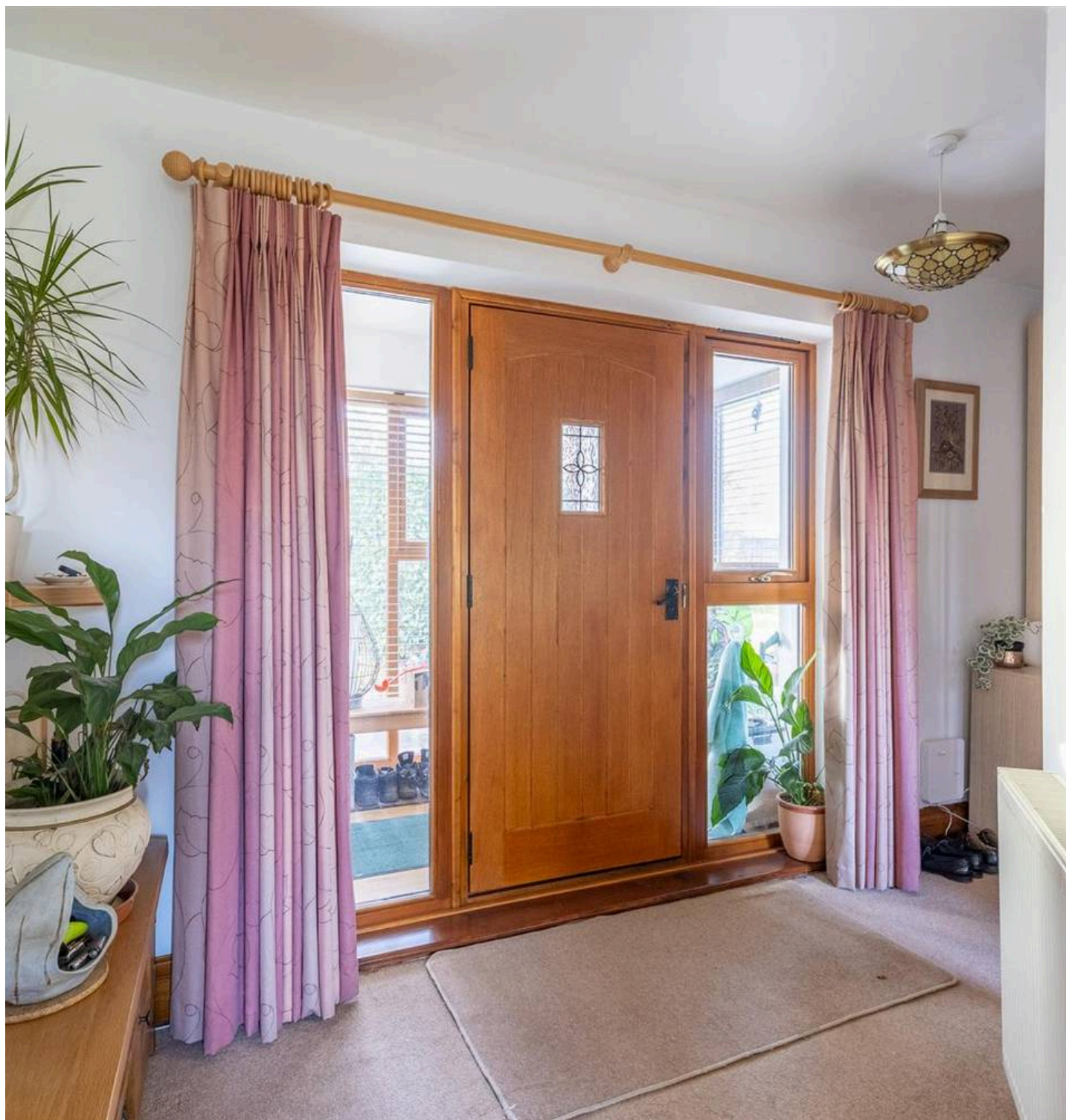


Little Rose Cottage

Aston Juxta Mondrum, Nantwich

A UNIQUE, ATTACHED, SINGLE STOREY BARN CONVERSION OF QUALITY AND APPEAL IN A GORGEOUS GARDEN SETTING WITH FANTASTIC SOUTH WESTERLY VIEWS OVER COUNTRYSIDE

Little Rose Cottage, constructed of brick under a tiled roof, is approached over a tarmacadam drive through double five bar gates leading to a gravel car parking and turning area. This, one off, single storey residence has a generous square footage of 1,932 plus the detached double garage (325 square feet). The present owner has, over the last 17 plus years, radically improved the accommodation and the mature gardens. The comprehensive refurbishment includes a thoughtfully designed extension, and throughout the property there has been a complete high specification improvement. The home stands impressively within a magnificent plot extending to about .40 of an acre. This generous area incorporates beautifully maintained gardens, a terrace, patio, kitchen garden, and orchard. The gardens have been designed to provide colour and interest throughout the seasons.



SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Living Room, Dining/Garden Room, Kitchen, Inner Hall, Master Bedroom with En-Suite Dressing Room and Bathroom, Bedroom No. 2 with En Suite Bathroom, Bedroom No. 3 with En-Suite Shower Room, LPG Central Heating, uPVC Double Glazed Windows, Solar Panels, Car Parking and Turning Space, Brick Double Garage, Attractive Gardens, About .40 of an acre.

LOCATION & AMENITIES

Little Rose Cottage is set in lovely Cheshire countryside, 3.5 miles North of Nantwich. The village of Worleston is 1 mile and has a village shop and bakery, The Royal Oak pub/restaurant, vibrant community centre, Rookery Hall and Leisure Centre, primary school and church. Nantwich has a choice of shopping facilities, social amenities, and schools, as well as sporting facilities. The larger centre of Crewe (7 miles South West) provides a fast and frequent train service to London Euston taking about 90 minutes. Liverpool (40 miles) and Manchester (45 miles) are within easy reach via the M6/M56 with airports at both. Birmingham is about 1 hour to the South.

DIRECTIONS

From Nantwich proceed along Barony Road, at the roundabout turn right towards Worleston/Church Minshull, proceed for 2.7 miles through Worleston, over the railway bridge and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

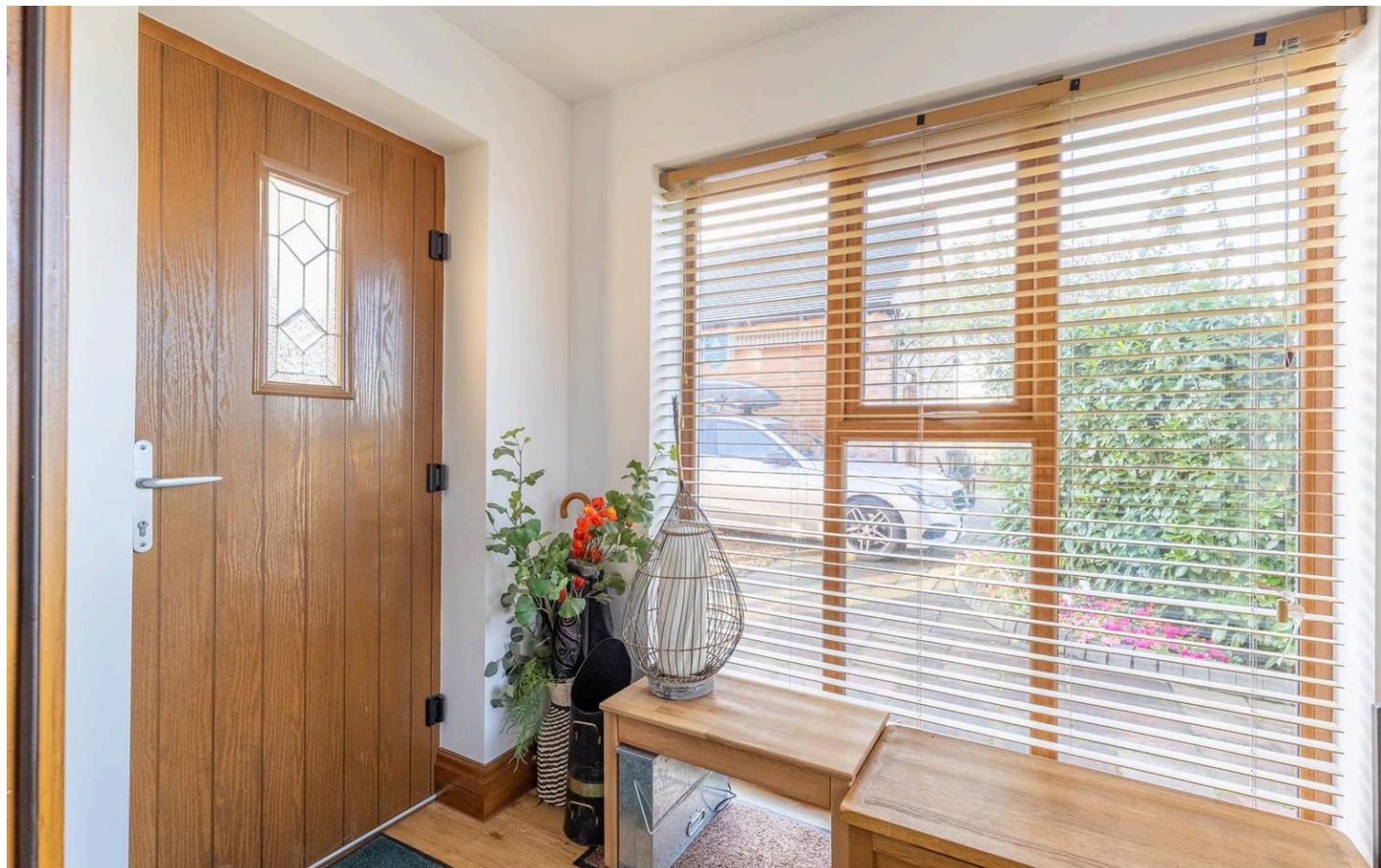
Dimensions: 2.44m x 1.42m (8'0" x 4'8"). Composite entrance door, two double glazed windows, wood laminate floor.

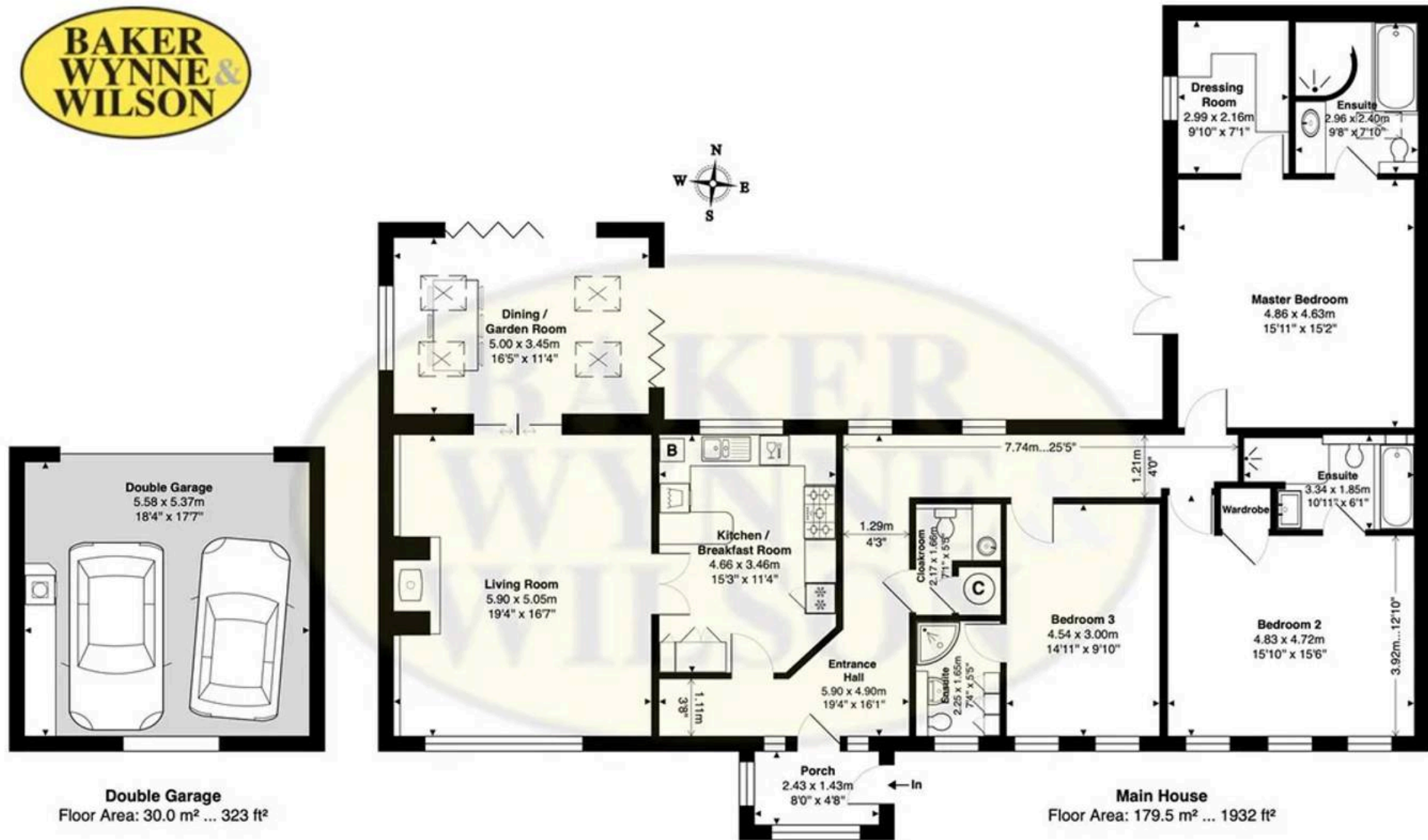
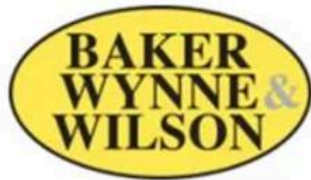
RECEPTION HALL

Access to loft, solar panel control, radiator.

CLOAKROOM

Dimensions: 2.16m x 1.65m (7'1" x 5'5"). White suite comprising low flush W/C and vanity unit with inset hand basin, shaver point, cylinder cupboard with solar I-boost





LITTLE ROSE COTTAGE, ASTON JUXTA MONDRUM, NANTWICH, CHESHIRE, CW5 6DU

Approximate Gross Internal Area: 209.5 m² ... 2255 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.