



11 Warwick Gate, Aston, CW5 8DY

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This impressive four-bedroom detached home offers spacious family living with a luxurious master suite, two additional ensuites, expansive open-plan interiors, a double garage, and a beautifully established rear garden with large decking for effortless outdoor entertaining.

- Spacious Detached House
- Four Bedrooms
- Expansive Open-plan Kitchen/Diner/Family Room
- Bright Lounge with French Doors
- Luxurious Master Bedroom with Ensuite
- Off Road Parking, Double Garage
- Well Established Rear Garden
- Council Tax Band F, EPC D



Tucked away on a select cul-de-sac in the sought-after Aston area, 11 Warwick Gate offers exceptional curb appeal and comfortable family living in a beautifully maintained detached property. Aston is a charming village that offers a wonderful blend of community spirit and convenience. With the friendly Aston Cricket Club perfect for social events, award-winning dining at The Bhurtpore Inn nearby, excellent local schools just a short journey away, and strong transport links, perfect for families. Step inside and be welcomed by a spacious entrance hallway that sets the tone for the rest of this inviting home. To the left, you'll find a formal dining room, ideal for hosting dinner parties or family meals and on the right, a convenient WC is perfectly positioned for guests. The hallway flows into a bright and generous lounge, where French doors open directly onto the garden, blending indoor comfort with outdoor charm. At the rear of the house, the open-plan kitchen/diner/family room becomes the true heart of the home. This expansive space is designed for modern living, complete with its own set of French doors that lead out to the garden, inviting plenty of natural light and offering a seamless transition for indoor-outdoor entertaining. A practical utility room is tucked away just off the kitchen, providing additional storage and laundry space while keeping the main



living areas free from clutter. The first floor offers four well-appointed bedrooms, thoughtfully laid out to suit both family life and guest accommodation. The standout is the luxurious master suite, a spacious and serene retreat featuring a generous en-suite bathroom, perfect for unwinding in privacy and comfort. A second bedroom also enjoys the convenience of its own en-suite, making it ideal for guests or a growing teenager seeking a little more independence. The remaining two bedrooms are both bright and versatile, well-sized for children, home working, or hobbies. Completing this floor is a stylish family bathroom, catering to the needs of the household with ease and elegance.

To the front of the property, a spacious double garage provides secure storage or parking, accompanied by ample off-road parking that adds convenience for multiple vehicles or visiting guests. At the rear is a beautifully well established garden with large decking area, ideal for soaking up the sun, dining al fresco, or hosting gatherings on long summer evenings.



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## LOCATION

Situated in the village of Aston, being some 4 miles south of Nantwich and 7 miles north of Whitchurch. Both Nantwich and Whitchurch have a choice of shopping facilities, schools and recreational facilities and are both on the direct train line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury is about 1.5 miles and offers railway station, primary school, village shop, public houses, and doctor's surgery. The larger centres of Chester, Shrewsbury, Crewe, Wrexham are between 10 to 27 miles approximately.

## TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 999 years from 1st January 2006 to 31st December 3004 with 980 years remaining. Vacant possession upon completion. The Ground Rent for this property is £392 per annum.

## SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## DIRECTIONS

Warwick Gate in Aston is just a 20-minute drive from Whitchurch town centre via the A525 and A530, passing through the scenic Cheshire countryside. Simply head north on the A525, turn onto the A530 toward Nantwich, and follow signs to Aston, Warwick Gate is located just off the main road.

## LOCAL AUTHORITY

Council Tax Band F. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013.

## VIEWINGS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

## METHOD OF SALE

For sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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## LOUNGE

16' 6" x 12' 9" (5.03m x 3.89m)

## DINING ROOM

13' x 10' 3" (3.96m x 3.12m)

## KITCHEN/DINER/FAMILY ROOM

21' 9" x 12' 2" (6.63m x 3.71m)

## UTILITY ROOM

8' 1" x 5' 4" (2.46m x 1.63m)

## DOUBLE GARAGE

17' 6" x 16' 2" (5.33m x 4.93m)

## CLOAKROOM

8' 1" x 4' (2.46m x 1.22m)

## MASTER BEDROOM

17' 5" x 15' 6" (5.31m x 4.72m)

## ENSUITE

7' 2" x 5' 1" (2.18m x 1.55m)

## BEDROOM 2

13' 5" x 10' 6" (4.09m x 3.2m)

## ENSUITE

7' 2" x 5' 1" (2.18m x 1.55m)

## BEDROOM THREE

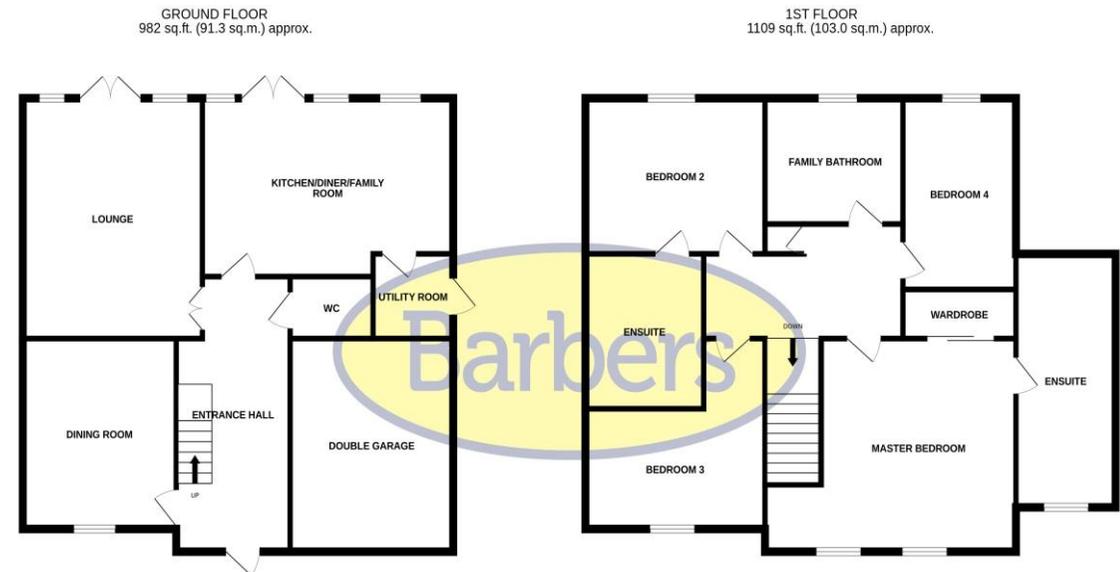
13' x 7' 7" (3.96m x 2.31m)

## BEDROOM 4

10' 5" x 10' 9" (3.18m x 3.28m)

## FAMILY BATHROOM

9' 6" x 7' 5" (2.9m x 2.26m)



TOTAL FLOOR AREA : 2091 sq.ft. (194.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**WHITCHURCH**  
 34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272  
 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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