

Barbers

27 Whitchurch Road, Audlem, CW3 0EE

Helping *you* move





- Superb Detached Family Home
- Five Double Bedrooms, Four Reception Rooms
- Master En Suite and Family Bathroom
- Sought After Village Location
- Expansive, Beautifully Maintained Gardens
- Spacious Driveway and Double Garage
- Garden Room with Large Swim Spa and Jacuzzi
- EPC TBC, Council Tax Band G, Freehold



This exquisite five-bedroom, four-reception-room detached family home, set in the vibrant and sought-after Cheshire village of Audlem offers expansive living spaces, a double garage and truly impressive gardens. Every detail has been thoughtfully considered, creating a rare opportunity to own a property that blends traditional character with contemporary comfort. It is perfect for those seeking a spacious, beautifully finished home with stunning gardens and excellent amenities close by.

Upon arrival, the property immediately impresses with its double-fronted exterior and plantation shutters to the front windows. A generous driveway leads to the attached double garage, providing ample parking for multiple vehicles. Stepping inside, the impressive entrance hall showcases original Minton flooring, setting the tone for the craftsmanship and quality found throughout.

The spacious lounge is bathed in natural light from a large bay window, while a realistic electric log burner creates a warm and inviting atmosphere for relaxed evenings. An additional sitting room, also featuring a bay window and a log burner, flows seamlessly into the dining room—an ideal layout for family gatherings and entertaining. At the heart of the home lies the generous kitchen/breakfast room, a true chef's dream. High-quality Corian work surfaces, integrated appliances and a versatile AGA provide both style and practicality. A standout feature is the impressive sun room, a spectacular space filled with natural light. Designed for year-round comfort, it includes air conditioning, a vaulted glass roof with electric windows and bespoke electric blinds, along with bi-folding doors that open directly onto the rear garden—effortlessly blending indoor and outdoor living. A rear entrance hall



and separate utility room offer excellent storage and functional laundry space.

The first floor boasts five generously proportioned double bedrooms. The master bedroom features air conditioning, a walk-in wardrobe and a Juliet balcony overlooking the stunning rear garden, along with its own en suite shower room. The remaining bedrooms are equally spacious, and the well-appointed family bathroom completes the accommodation.

Outside, the driveway leads to the double garage, offering both convenience and security. The rear garden is a true sanctuary-expansive, meticulously landscaped and designed for relaxation and outdoor living. A paved patio area sits beneath a pergola with a louvered roof and retractable sides, complete with heating and lighting, creating an exceptional all-year-round entertaining space. The extensive lawn is bordered by established shrubs, colourful planting and mature trees. A generous timber garden room houses a large swim spa and jacuzzi, while a separate summer house with decked seating provides an additional versatile space-ideal as a home office, hobby room or peaceful retreat.

With its spacious interiors, beautiful gardens and prime village location, this remarkable property offers an exceptional family home where every detail has been carefully considered to deliver comfort, character and contemporary living at its finest.



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## LOCATION

Audlem is a pretty, thriving village on the Cheshire/Shropshire border, full of character and with the Shropshire Union Canal running through it. Within the village are a number of local shops, cafes, pubs, a supermarket, Doctor's Surgery, Primary School, play area and the canal is great for walks and lunch at the pub on the tow path.

The busy market towns of Nantwich, Whitchurch and Market Drayton are all within easy reach, and offer you a wider choice of shops and facilities - with Shrewsbury, Chester and The Potteries being within commutable distance.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains water, drainage and electricity are available. 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.

## 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.

## ENERGY PERFORMANCE

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

## LOCAL AUTHORITY

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

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## 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**  
15' 9" x 13' 3" (4.8m x 4.04m)  
max into bay window

**SITTING ROOM**  
16' 7" x 13' 0" (5.05m x 3.96m)  
max into bay window

**DINING ROOM**  
11' 7" x 11' 4" (3.53m x 3.45m)

**KITCHEN/BREAKFAST ROOM**  
24' 5" x 14' 7" (7.44m x 4.44m)  
max

**SUN ROOM**  
18' 9" x 11' 6" (5.72m x 3.51m)

**UTILITY ROOM**  
7' 4" x 7' 0" (2.24m x 2.13m)  
excluding storage cupboards

**MASTER BEDROOM**  
14' 2" x 10' 2" (4.32m x 3.1m)  
excluding walk in wardrobe

**WALK IN WARDROBE**  
10' 7" x 4' 4" (3.23m x 1.32m)

**BEDROOM TWO**  
14' 0" x 13' 0" (4.27m x 3.96m)

**BEDROOM THREE**  
14' 1" x 12' 9" (4.29m x 3.89m)

**BEDROOM FOUR**  
11' 6" x 11' 4" (3.51m x 3.45m)

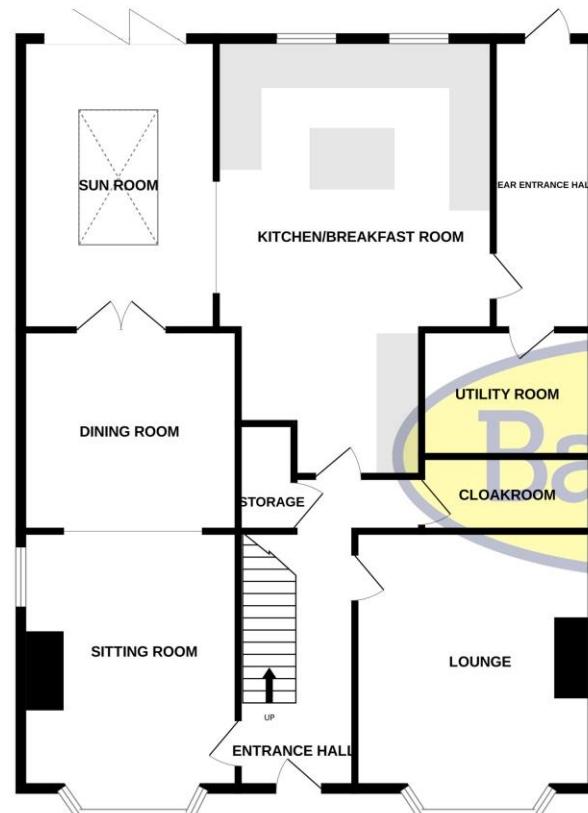
**BEDROOM FIVE**  
11' 9" x 9' 5" (3.58m x 2.87m)

**DOUBLE GARAGE**  
19' 6" x 14' 7" (5.94m x 4.44m)

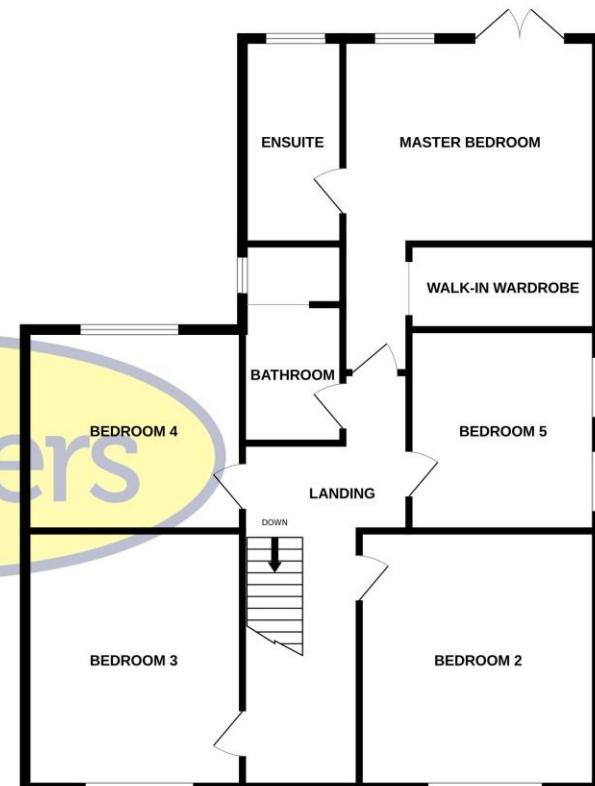
**GARDEN ROOM**  
24' 5" x 12' 4" (7.44m x 3.76m)

**SUMMER HOUSE**  
11' 4" x 9' 5" (3.45m x 2.87m)

### GROUND FLOOR



### 1ST FLOOR



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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WHITCHURCH

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MARLBOROUGH

NEWPORT

SHREWSBURY

WELLINGTON/TELFORD

WHITCHURCH

Barbers