

OAK HOUSE

BROWNLOW



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

OAK HOUSE, WALLHILL LANE, BROWNLOW, CW12 4TD

An charming remodelled and extended detached period cottage offering well balanced spacious versatile accommodation with good sized secluded mature gardens and open outlook to the rear.

- Reception hallway
- Lounge 22ft sq
- Dining room
- Traditional kitchen with 4 oven Aga
- Office/study
- Wet room/cloakroom
- Utility room
- 5/6 bedrooms
- 2 bathrooms (1 en-suite)
- Attached double garage
- Good sized mature gardens with lawns, trees, shrubs, stone flagged patio, hedging and open views beyond.



Oak House occupies a highly desirable and sought after rural location on the borders of Astbury Village with historic church, local public houses, and wonderful local walks. The renowned equestrian centre Somerford Park is within a short distance. The centres of Congleton, Alderley Edge, Knutsford and Wilmslow are within easy access offering an excellent range of shopping educational and recreations facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and intercity rail links are within easy access.





Oak House has been carefully and tastefully extended and remodelled by the current owners with great care being taken to retain the original charm and character. Features of particular note include the natural wood panel internal doors, solid oak front door and a wealth of exposed beams.

On the ground floor the property is approached with a full length covered porch leading to a reception hall with terracotta tiled floor. The 22ft sq drawing room has feature inglenook open fireplace. The kitchen has traditional style antique pine units, deep granite work surfaces and four oven Aga and opens to the breakfast dining room with French doors to outside. There is a large office/study, wet room/cloakroom and utility room.

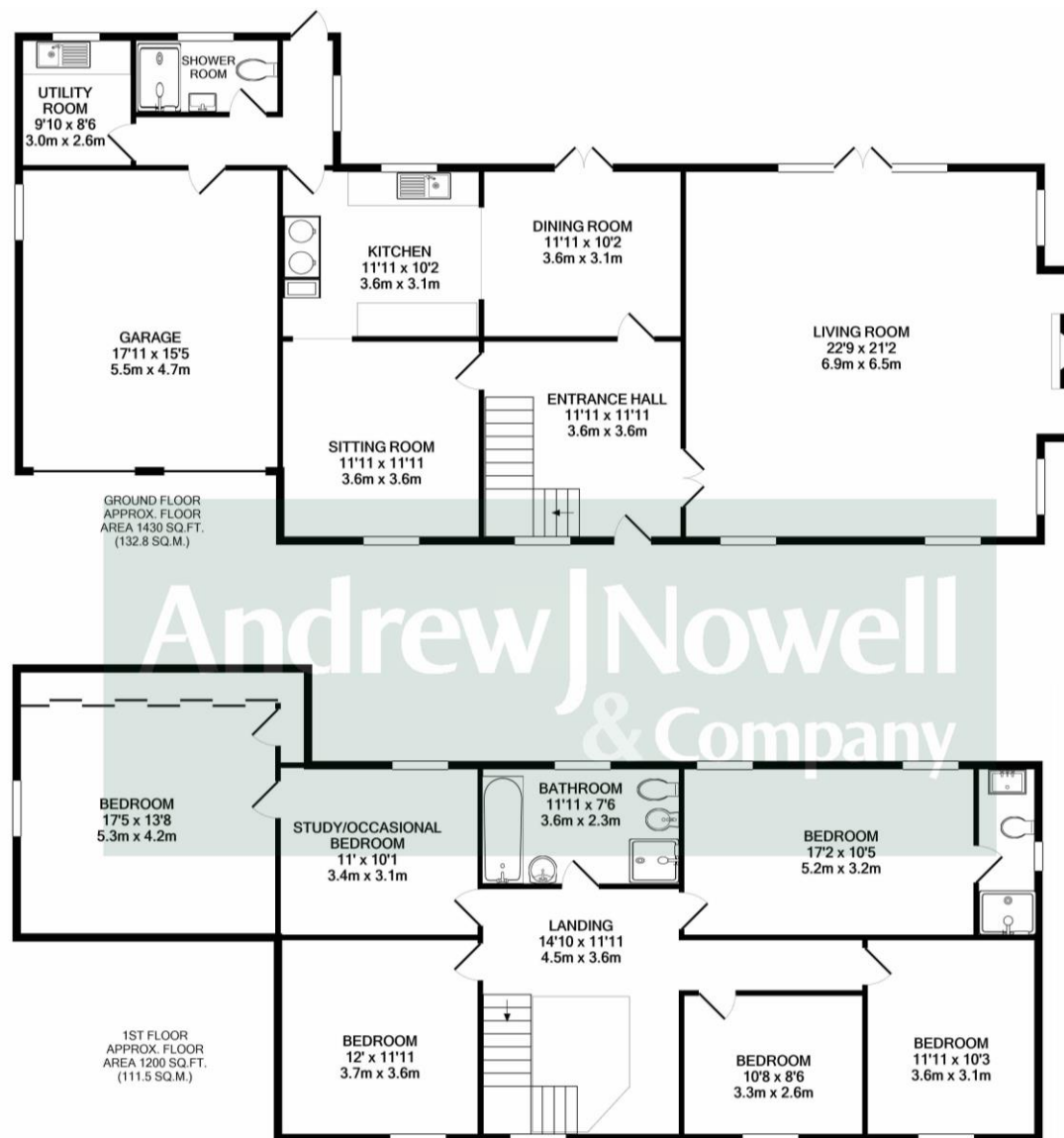
To the first floor there are 5/6 bedrooms, 2 bathrooms (1 en-suite). The property benefits from a comprehensive oil fired central heating system and to fully appreciate the full charm and appeal a personal inspection is highly recommended.

Externally the driveway to the front provides good parking facilities and leads to an attached double garage. The good sized mature grounds surround the property with lawns, trees, shrubs and hedging and stone flagged patio. There are delightful open views to the rear.

DIRECTIONS – CW12 4TD

From our Alderley Edge office proceed out of the village towards Congleton. Continue along Congleton Road (A34) into Congleton where it becomes Road Hill. It then becomes Clayton Bypass then West Road and eventually Sandbach Road. Continue along Sandbach Road for approximately just under a mile turning left into Wallhill Lane. Continue along Wallhill Lane and just after the road narrows Oak House will be found on the left hand side.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 62019

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.

8 London Road, Alderley Edge, Cheshire
SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**