

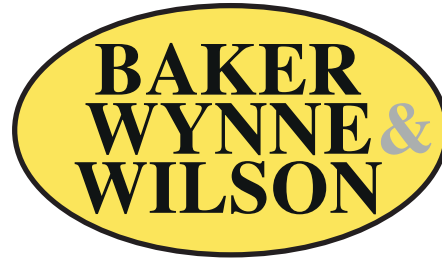


CORBROOK GRANGE  
AUDLEM, CHESHIRE









Independent Estate Agents, Valuers & Auctioneers  
Established 1992

# CORBROOK GRANGE

## AUDLEM, CHESHIRE CW3 0HF



**A STUNNING DETACHED COUNTRY HOUSE WITH ANNEXE, SUMMER HOUSE/OFFICE AND LEISURE SUITE  
EXTENDING IN ALL TO ABOUT 7500 SQFT, SITTING IN ABOUT 8.5 ACRES OF PRINCIPALLY SOUTH WEST FACING GARDENS  
AND GROUNDS WITH SPECTACULAR VIEWS OVER ROLLING COUNTRYSIDE AND THE WELSH HILLS,  
UNDER 1 MILE FROM AUDLEM VILLAGE CENTRE.**

Galleried Reception Hall, Cloakroom, Drawing Room, Living Room, Sitting Room open to Dining Room, Kitchen open to Breakfast Room, Utility Room, Cloakroom, Summer Lounge, Inner Hallway, Annex comprising- Living Room, Kitchen/Breakfast Room, Bedroom, Shower Room, Bedroom with Ensuite Shower Room, Bedroom, Dressing Room, Shower Room, Home Office and Kitchenette. Leisure Suite with Swimming Pool and Steam Room, Galleried Landing, Master Bedroom Suite comprising Bedroom, Ensuite Bathroom and Balcony, Box Room, Shower Room, Bathroom, Inner Landing, Bedroom with Dressing Area and Ensuite Shower Room, Two further Double Bedrooms, Oil Central Heating, UVPC Double Glazed Windows Garden Room/Office with Cloakroom, Double Garage, Gardens, Land.

IN ALL ABOUT 8.5 ACRES.



## DESCRIPTION

Corbrook Grange is a magnificent completely remodelled country house with extensive family sized accommodation laid out over two floors only. This superb house is constructed of brick with rendered elevations, large double glazed picture windows, all surmounted by a tiled roof. The house is approached through electrically operated gates over a sweeping gravelled drive. The accommodation has been finished with flare and is ideal for a large family / multi generational living or entertaining on a grand scale with five reception rooms.

The beautiful main house has been redeveloped into a hugely impressive and particularly well lit family home. There are various reception rooms, a vast kitchen open to breakfast room, seven bedrooms and seven bathrooms, including a lovely ground floor annexe reminiscent of a bespoke hotel suite. The leisure suite enjoys superb views over the grounds and countryside beyond and houses a large heated swimming pool, relaxation area, steam room and shower.

Impressive space, uncompromising quality and unquestionable elegance and exceptional rural aspects all come together in this most special package.

So the house is stunning, but that is just one part of Corbrook Grange. The outside space and arrangement is of equal importance. The overall acreage extends to 8.5 acres of garden and land making this the perfect setting for those of an equestrian interest or simply those who value privacy, maturity and their own sense of space.









## LOCATION AND AMENITIES

Corbrook Grange occupies a delightful setting under 1 mile from Audlem village centre and half a mile from the rural hamlet of Hankelow. Audlem was mentioned in the Domesday book as Aldelime, and Edward I granted it a market charter in 1295. Audlem is on the Shropshire Union canal, which has a run of 15 locks, designed by Thomas Telford to raise the canal 93ft from the Cheshire Plain to the Shropshire Plain. The River Weaver passes west of the village. The sought after, award winning, village of Audlem caters for daily needs with local cooperative store, post office, newsagents, dry cleaners, butchers, flower shop, restaurant, two cafés, three public houses and a medical centre. Nantwich (5 miles) offers a more comprehensive range of services with high street retailers, banks, restaurants, leisure facilities and super markets. Crewe station (9 miles) provides a fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes). The M6 motorway (Junction 16) is 9 miles and Manchester Airport is 38 miles. On the educational front, there is a primary school in Audlem (Ofsted Good) and the house lies in the catchment area for Brine Leas High School / BL6 Sixth Form (Ofsted Good). Private schooling in the area includes Newcastle School, The Grange at Hartford, The Kings and Queens Schools in Chester and Ellesmere College.

There are numerous sports facilities in the area including tennis, bowling, cricket, football, running and cycling clubs at Audlem. There are two 18 hole golf courses at near by Whitchurch. Equestrian interests are vast in the area including British eventing at Kelsall and Somerford Park and racing enjoyed at Aintree, Chester, Bangor on Dee and Haydock Park. Nantwich riding club and South View Equestrian Centre are close by.

## DIRECTIONS

Post Code: CW3 0HF. From Nantwich, proceed along Wellington Road (this becomes Audlem Road) for about 5 miles and the entrance to Corbrook Grange will be seen on the right hand side.





























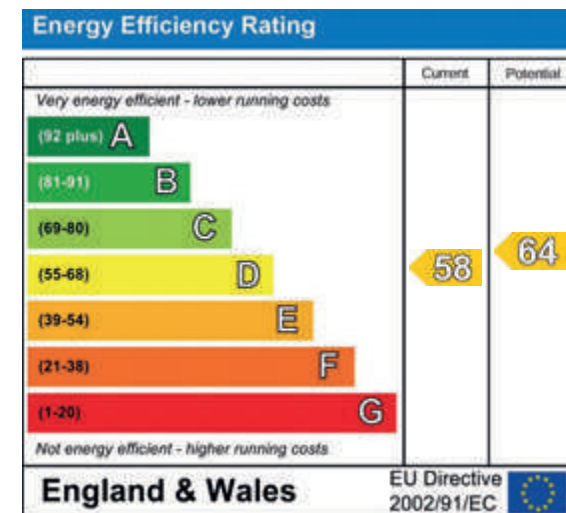


## GARDENS AND GROUNDS

The gardens are extensively lawned with herbaceous borders, shrubberies, Orchard, specimen trees, two resin patios and paths, large west facing gravelled garden with seating area. There is a large mown paddock of pasture to the South with mature trees and hedgerow and fence boundaries. The land continues to the North and extends down to an area of woodland and a brook. The house, gardens and land extend in all to about 8.5 acres.

## SERVICES

Mains water and electricity. Septic tank drainage. House Oil fired central heating. Annexe LPG central heating. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.











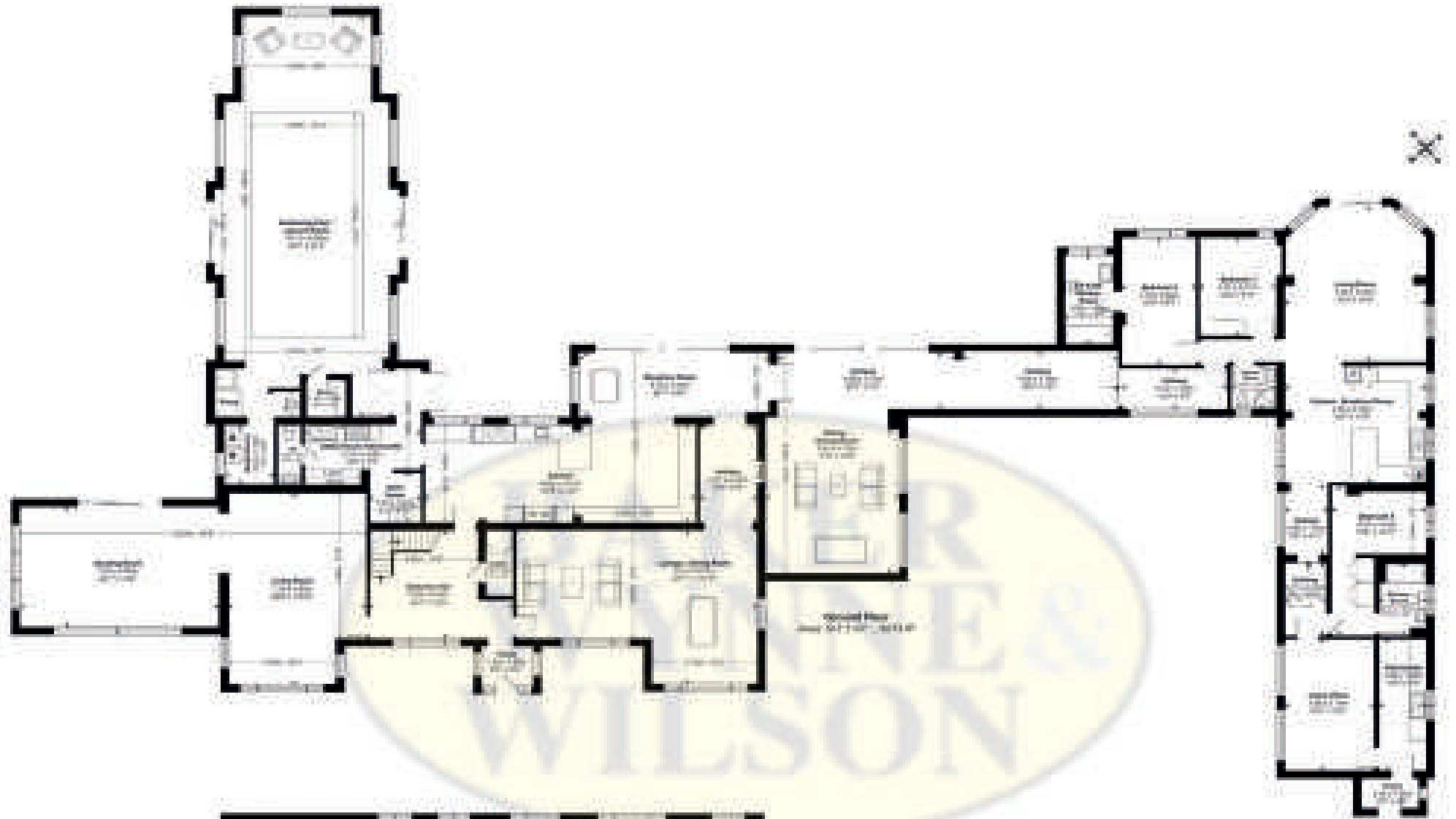




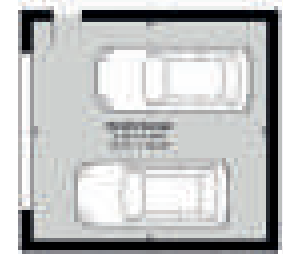








First Floor  
Area: 1,100 sq. ft.



Double Garage  
Area: 1,100 sq. ft.



Parking Space  
Motorhome  
Area: 1,100 sq. ft.



Parking Space  
Car  
Area: 1,100 sq. ft.









38 Pepper Street, Nantwich, Cheshire CW5 5AB **01270 625 214**  
enquiries@bakerwynneandwilson.com **www.bakerwynneandwilson.com**