



Brackenwood View,  
London Road, Stapeley,  
Nantwich

 **OneAgency**

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# Offers Over £375,000

A beautifully presented and distinctive first-floor apartment, situated within a grand Georgian residence in the exclusive gated development, in the peaceful hamlet of Stapeley, Cheshire. Just a short stroll from the highly regarded market town of Nantwich, this spacious home blends timeless period features with modern functionality.

Externally, the development offers beautifully maintained communal lawns, mature woodland gardens, and pictures pond, enhanced by a charming footbridge and a large decking area—ideal for entertaining, alfresco dining, or simply enjoying the tranquil surroundings.

A gravelled courtyard provides ample communal parking, and this property further benefits from a privately owned single garage with attic storage and an additional dedicated parking space.



This exceptional apartment offers a rare opportunity to enjoy a unique combination of historical elegance, thoughtful modern updates, and beautiful outdoor surroundings—all in a highly desirable and convenient



#### Internally

The apartment is full of period character, showcasing vaulted ceilings, ornate Georgian cornicing, original oak doors, and elegant bay and sash windows. A wood-burning stove creates a cosy atmosphere in the main living area, while modern fixtures and high-spec appliances add everyday comfort and style.

#### Leasehold with Freehold Potential

This leasehold property comes with an exciting potential: the opportunity to purchase the freehold in due course, offering greater long-term flexibility and ownership security. The current owner has made enquiries about the freehold, and there may be scope for future negotiation with the freeholder, subject to the usual legal processes. An ideal opportunity for buyers looking to step onto the property ladder with the potential to convert to full freehold ownership in the future.

#### The Layout

A welcoming entrance hall with storage for daily essentials and stairs leading up to a spacious hall area—ideal as a dining space or home office. The heart of the home is the open-plan kitchen and dining area, designed for both everyday living and entertaining. It features high-specification wall, base and pull-out units, complementary granite work surfaces, a five-ring gas hob with extractor, double Bosch oven, microwave, fridge, freezer, integrated dishwasher, twin sink, and a large island with breakfast bar. The generous lounge provides a light-filled space to relax or host guests, with a large bay window with views over fields. Two double bedrooms each benefit from their own luxurious en-suite, complete with large rainfall showers (with digital controls), porcelain basins, and low-flush WCs. A separate WC/utility room adds further convenience for guests.

#### Key Features

- \*Gated development
- \*Georgian period features: vaulted ceilings, cornicing, sash and bay windows, original period oak doors
- \*Open-plan kitchen/dining area with high-spec appliances and large island
- \*Spacious lounge with wood-burning stove
- \*Two double bedrooms, both with en-suite bathrooms
- \*Separate guest WC/utility room
- \*Communal gardens with lawns, trees, pond with decking and bridge
- \*Private garage with attic storage and additional parking
- \*Leasehold with Freehold Potential

#### Agents Notes

Leasehold: 999 years from 1 January 2012

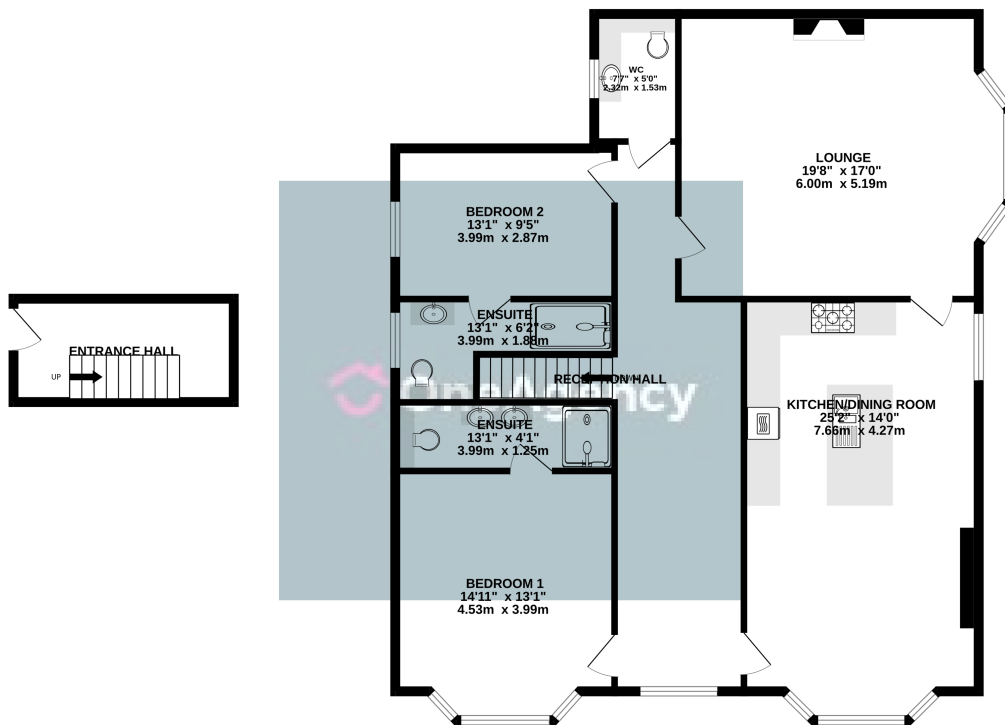
Service charge: Approximately £100 per month (subject to solicitor confirmation)

Council Tax Band: D (Cheshire East)



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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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