



30 St. Leonards Way, Woore

£550,000 Freehold



Stunning four bedroom detached family home, affording spacious and highly flexible living accommodation with excellent room proportions. • A fantastic opportunity for growing families or those acquiring a property with endless possibilities to personalise and customise to one's own taste and specification. • Occupying an impressive cul-de-sac position with an extensive driveway, triple garage and an attractive countryside views to the rear. • Beautifully landscaped private rear garden, ideal for outdoor entertaining, al fresco dining and gardening endeavours. • Situated in the sought-after village of Woore with local facilities within close proximity and convenient for the nearby market towns of Nantwich, Newcastle-under-Lyme and Market Drayton • The property also has great eco credentials with solar panels and a modern boiler



A fantastic opportunity to acquire this spacious and highly flexible four-bedroom detached home, perfectly suited for growing families or those looking to personalise and create their dream living space.

Occupying an enviable cul-de-sac position, this impressive home boasts an extensive driveway, an integral triple garage, and breathtaking countryside views to the rear. The beautifully landscaped private garden provides a serene retreat, ideal for outdoor entertaining, al fresco dining, and gardening enthusiasts.

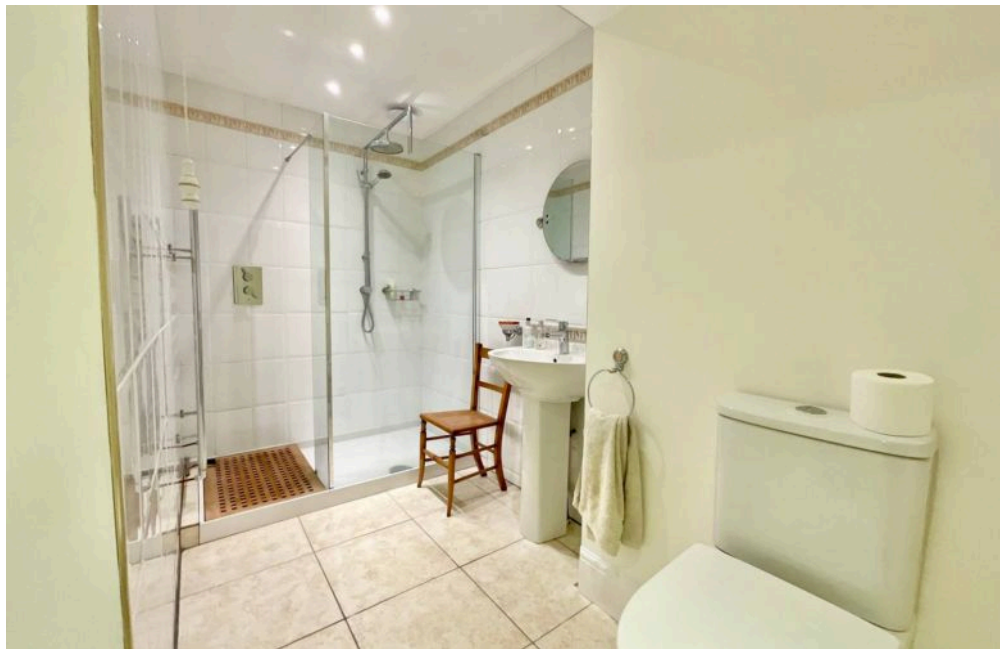
Internally, the property offers generous and well-balanced accommodation across two floors. The first floor comprises four well-proportioned bedrooms, three of which feature fitted wardrobes, while the master bedroom benefits from an en-suite. A stylish family bathroom and a triple-aspect lounge complete this level.

On the ground floor, the versatile layout includes a welcoming lounge, an additional living space which is currently used as an office but would make a great play room, a convenient shower room, and an open-plan kitchen/breakfast room. The dining room flows seamlessly into a bright and airy conservatory, while a separate utility room adds further practicality.

With its superb location, outstanding space, and incredible potential, this home presents an exceptional opportunity to create a bespoke living environment tailored to individual tastes and needs.

Location

The property is situated in the heart of the village of Woore which is a quaint village located in the north-east of Shropshire and sits on the boundary with the counties of Cheshire and Staffordshire. The village offers a good range of facilities including:- general store (open 7 days a week) with post office that provides banking facilities; 'good' OFSTED rated primary school; Artisan bakery; two public houses; village hall with activities including flower, bridge, and film clubs; Anglican and Methodist churches; tennis, cricket, and lawn bowling clubs; and garden centre. For a more comprehensive range of facilities the market towns of Nantwich, Market Drayton, and Newcastle-Under-Lyme are all within 9 miles distance of Woore. The village is also conveniently situated for those requiring good transportation links. Crewe and Stoke railway stations are within 10 and 12 miles respectively, between them providing direct links to major cities including London, Manchester, Liverpool, Birmingham, and Glasgow. Junctions 15 and 16 of the M6 are within 10 and 12 miles respectively allowing convenient road access to the north and south, whilst airports within a reasonable travel time include Manchester (40 miles approx), Liverpool (45 miles approx), East Midlands (55 miles approx), and Birmingham (60 miles approx).



Spacious 4-bed detached home with countryside views & double garage. Flexible layout, landscaped garden, and great potential in quaint village of Woore.

Council Tax band: E

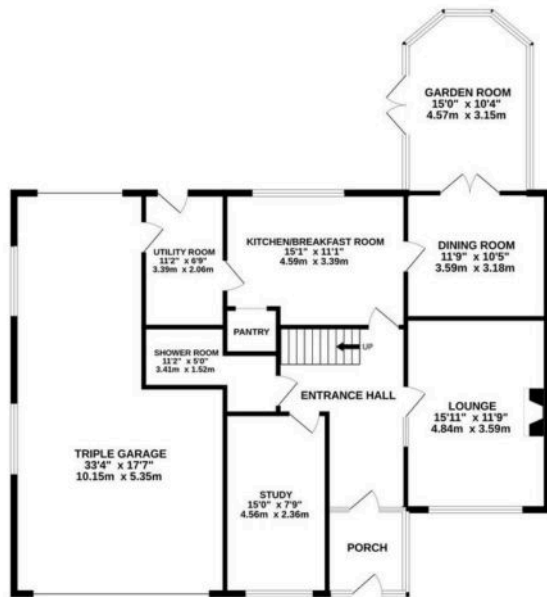
Tenure: Freehold

EPC Energy Efficiency Rating: C

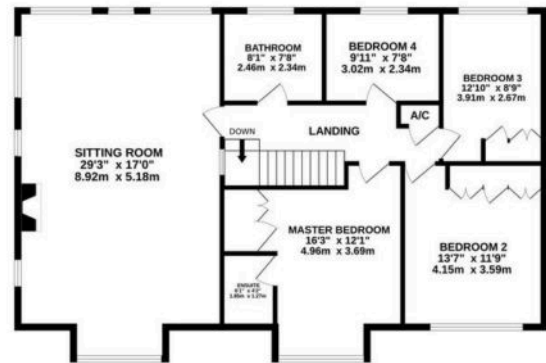
EPC Environmental Impact Rating:



GROUND FLOOR
1536 sq.ft. (142.7 sq.m.) approx.



1ST FLOOR
1188 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA : 2724 sq.ft. (253.1 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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