



Balvenie, Audlem Road

£500,000 Freehold



Spacious Living Areas – Generous living room with dual-aspect windows and a rustic brick fireplace, plus a bright sun room with panoramic garden and field views. • Flexible Accommodation – Three well-sized bedrooms, including a master with ensuite, and a third bedroom currently used as a study. • Garage and Utility Areas – Electric garage door for easy access, rear storage area, and a separate utility room for laundry and additional storage needs. • Extensive Outdoor Space – Large wrap-around garden and ample driveway space for multiple vehicles, ideal for outdoor living and entertaining. • Peaceful and Private Location – Set in a quiet village with minimal through-traffic, offering a tranquil lifestyle surrounded by open countryside.



Set within the peaceful village of Woore, this beautifully presented three-bedroom detached bungalow offers spacious living, modern comforts, and a quiet, private location on a generous plot.

Step inside to a spacious living room, bathed in natural light from dual-aspect windows, and anchored by a rustic brick fireplace, creating a warm and inviting atmosphere for relaxing or entertaining.

The sun room is a real highlight, providing panoramic views across the large, private garden and the open fields just beyond. It's a perfect spot to unwind year-round, offering a cosy and tranquil feel while enjoying the surrounding scenery.

The modern kitchen/diner is both stylish and functional, fitted with high-end integrated appliances including an oven, fridge/freezer, microwave, and dishwasher. With ample counter space and cabinetry, it's ideal for both everyday cooking and entertaining guests. With stairs—and the option of a stair lift—leading down from the main level, the lower ground floor boasts excellent additional space and versatility. Situated directly beneath the bungalow, this level includes a garage with an electric door, perfect for easy access and working on projects, along with a generous storage area accessible via a rear door. Also located on this floor is a practical utility room, ideal for laundry and extra storage needs, as well as a convenient downstairs WC, adding further functionality and comfort to the home.

The master bedroom is a generous space with dual-aspect windows offering garden views, and it also offers plenty of potential for storage. It benefits from an ensuite bathroom, featuring a bath with overhead shower.

Bedroom two enjoys a large bay window that fills the room with natural light and offers lovely views over the fields, while bedroom three is currently used as a study, offering flexibility as a guest room, home office, or hobby space.

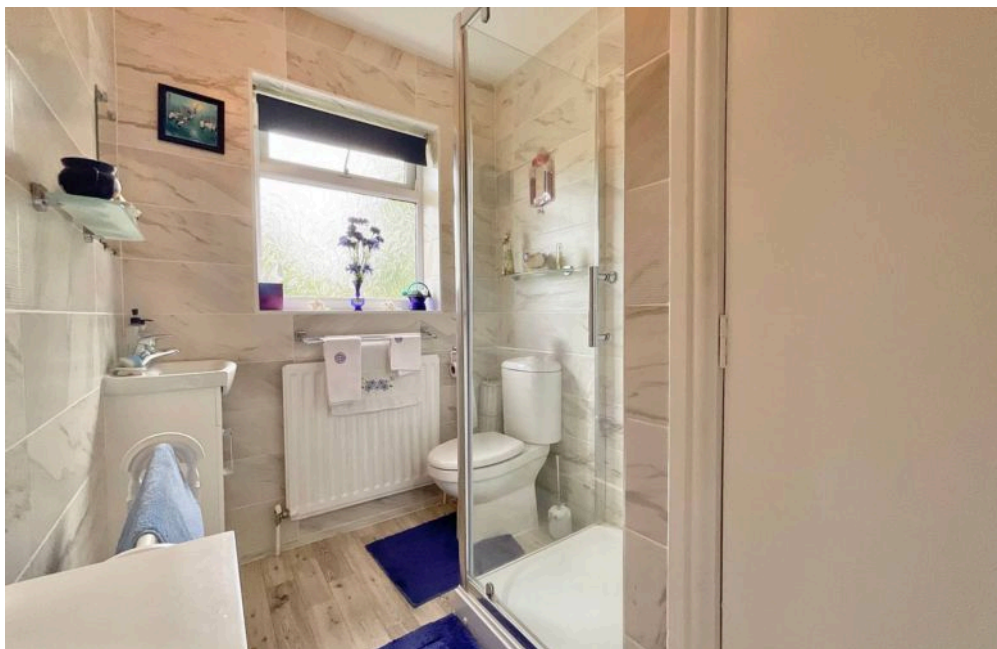
The main bathroom includes a convenient stand-in shower and an airing cupboard for extra storage. A separate utility room provides further space for laundry and storage, keeping the main areas clutter-free.

Externally, the property boasts ample driveway space, ideal for multiple vehicles, and a large garden that wraps around the house, offering plenty of room for outdoor relaxation, gardening, or entertaining.

This property combines the charm of countryside living with the convenience of modern features—making it an ideal home for families, downsizers, or anyone looking to enjoy life in a peaceful and private rural setting.

Location

Woore is a quaint village located in the north-east of Shropshire and situated 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; public house; 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 8 miles distance of Woore. The village is also

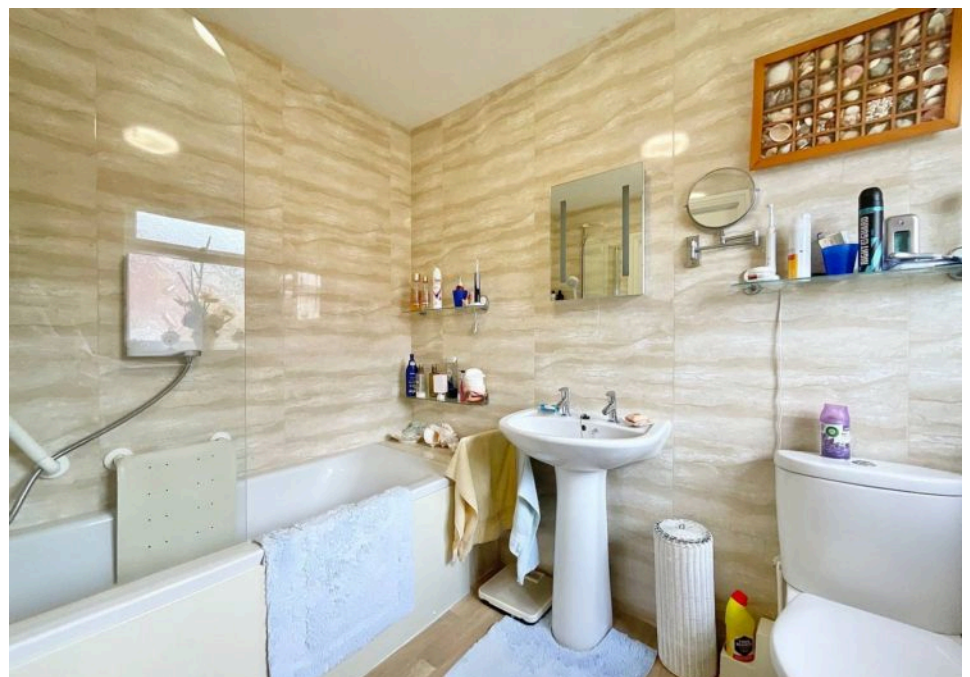


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

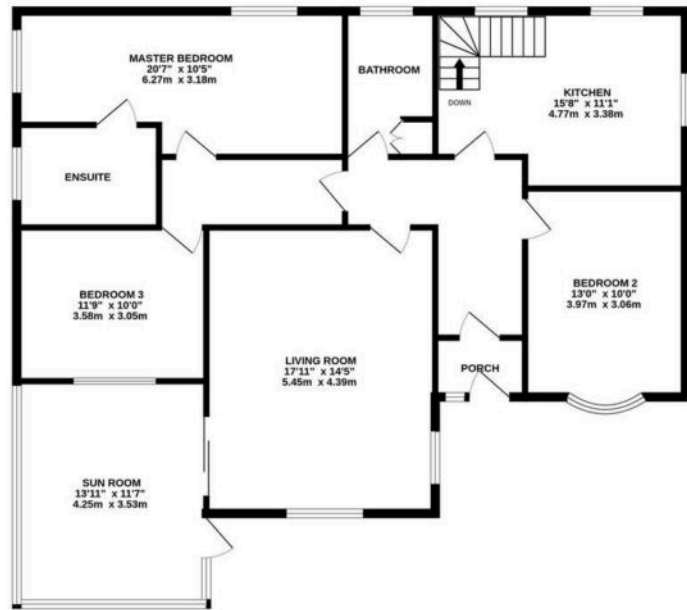
EPC Environmental Impact Rating: D



BASEMENT
570 sq.ft. (53.0 sq.m.) approx.

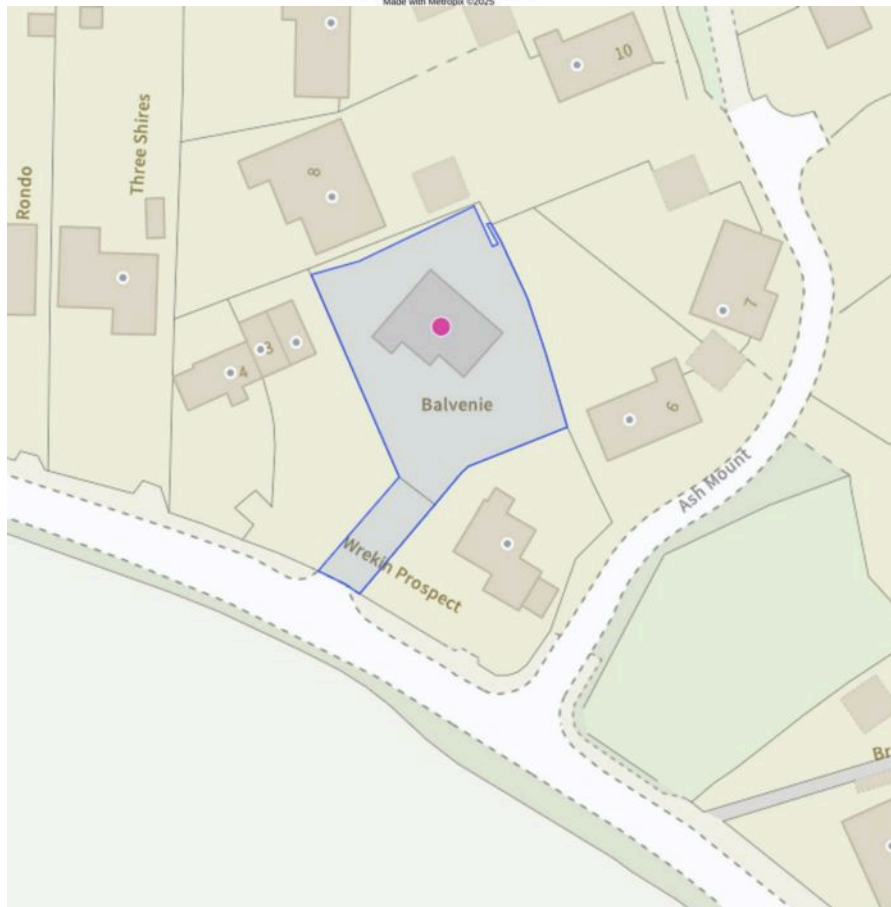


GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1840 sq.ft. (171.0 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.
Made with Metropix ©2025



You can include any text here. The text can be modified upon generating your brochure.