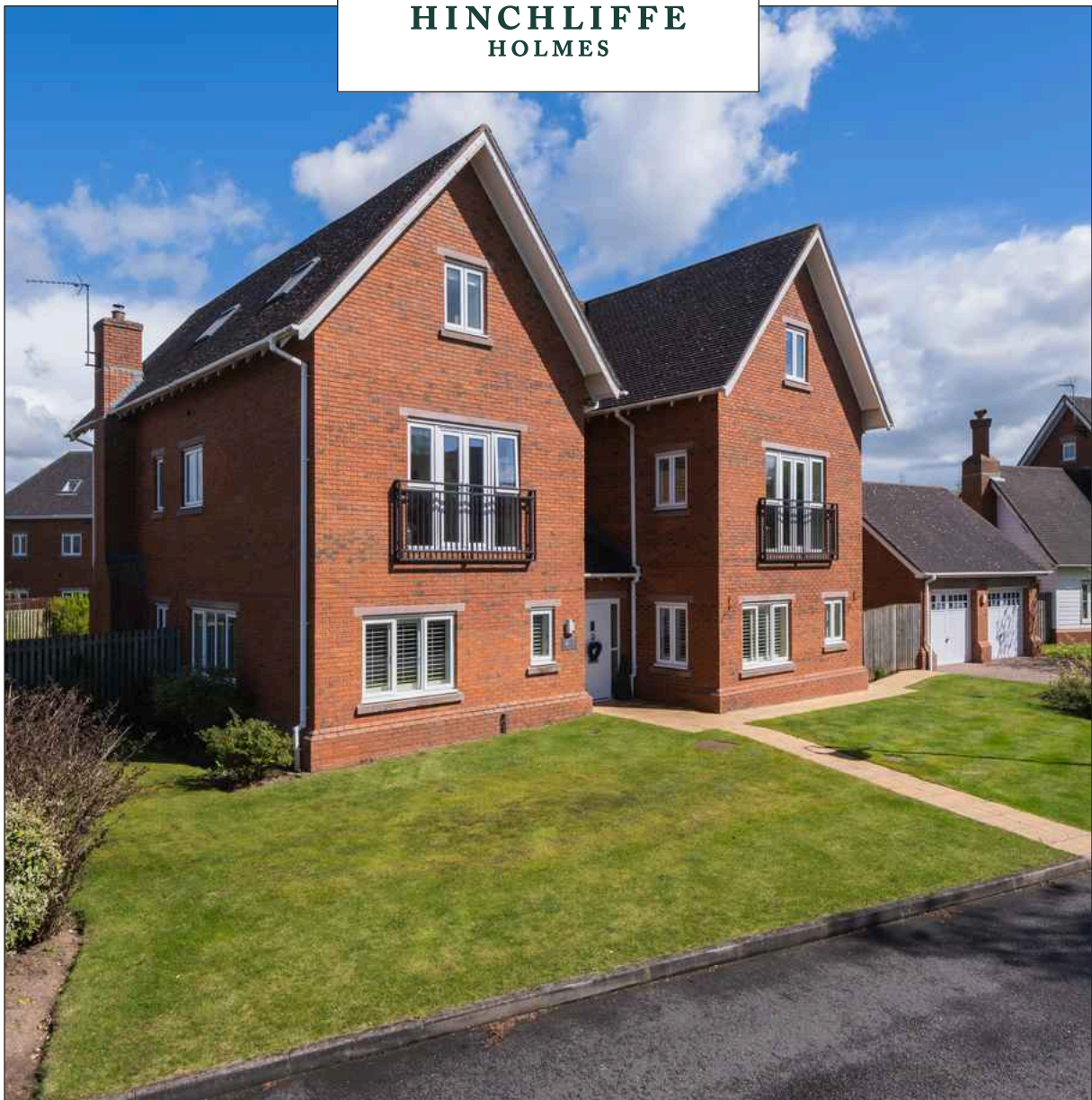


47 FRESHWATER DRIVE

Wychwood Park | CW2 5GR



**HINCHLIFFE
HOLMES**



Situated on a most sought-after luxury executive gated development surrounding the Championship Golf Course at Wychwood Park, a beautifully presented detached family home with superb flexible accommodation extending to over 3,800 sq.ft. (including Detached Double Garage) and many upgraded features throughout. Beautifully landscaped private gardens with views across the golf course, driveway providing off road parking and detached double garage.



47 FRESHWATER DRIVE

Situated on a most sought-after luxury executive gated development surrounding the Championship Golf Course at Wychwood Park, a beautifully presented detached family home with superb flexible accommodation extending to over 3,800 sq.ft. (including Detached Double Garage) and many upgraded features throughout. Beautifully landscaped private gardens with views across the golf course, driveway providing off road parking and detached double garage.

Wychwood Park is an exclusive development set around a PGA European standard golf course. Surrounded by beautiful Cheshire

countryside yet close to the historic market town of Nantwich with its quaint historic buildings, boutique shops and quality supermarkets. The railway station at Crewe places London Euston 1 hour 30 minutes away and M6 Junction 16 for commuters to the region's commercial centres is only 4.5 miles away. In addition, the lovely nearby villages of Weston and Betley provide local amenities. Residents of Wychwood Park benefit from 24 hour security and vehicle control and are eligible for social membership of the golf course club house. Wychwood Park is meticulously maintained and provides a beautiful setting for any home with well-maintained parkland and retained areas of natural habitats.

GROUND FLOOR

Entrance Hall
Lounge
Dining Kitchen
Study
Breakfast Kitchen
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One
 En-suite
 Dressing Room
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

SECOND FLOOR

Bedroom Five
 En-suite
Bedroom Six

OUTSIDE

Detached Double Garage
Parking
Gardens





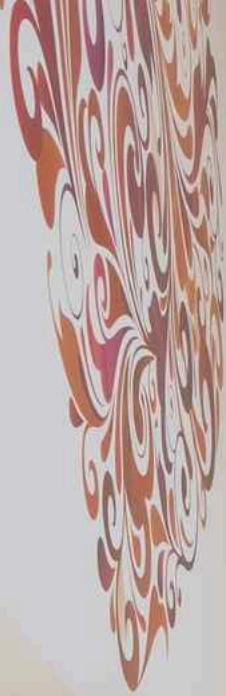




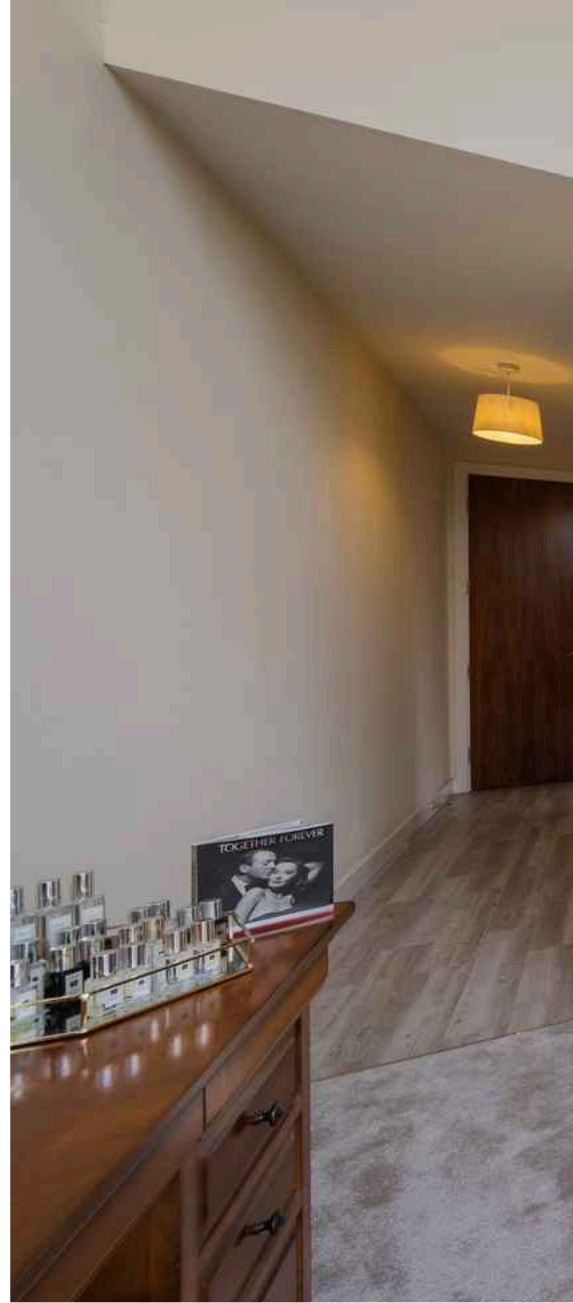












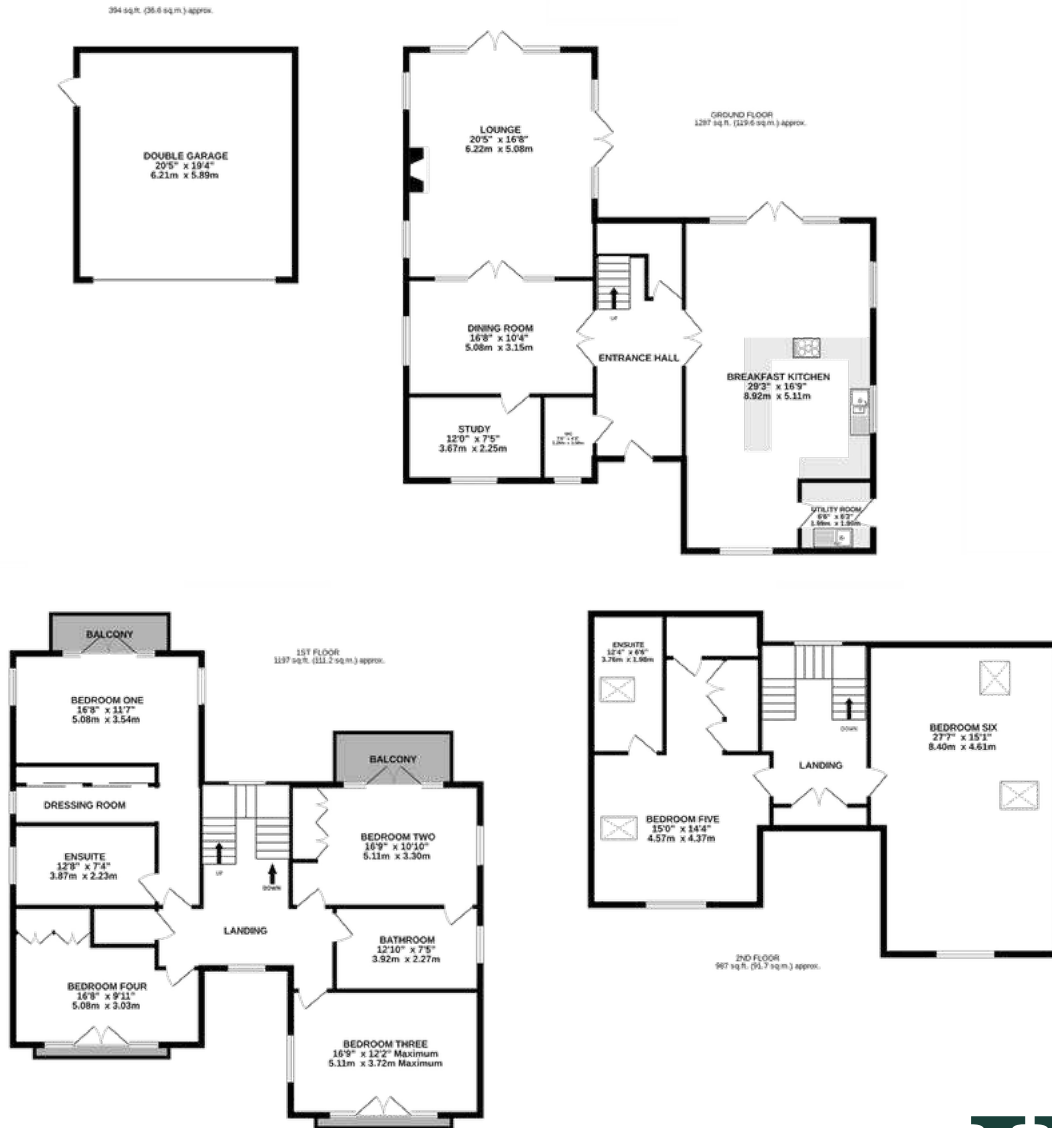












TOTAL FLOOR AREA : 3864 sq.ft. (359.0 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

Please note:- There is a Management Charge for the maintenance of the development.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire East. Council Tax – Band G.

POSSESSION

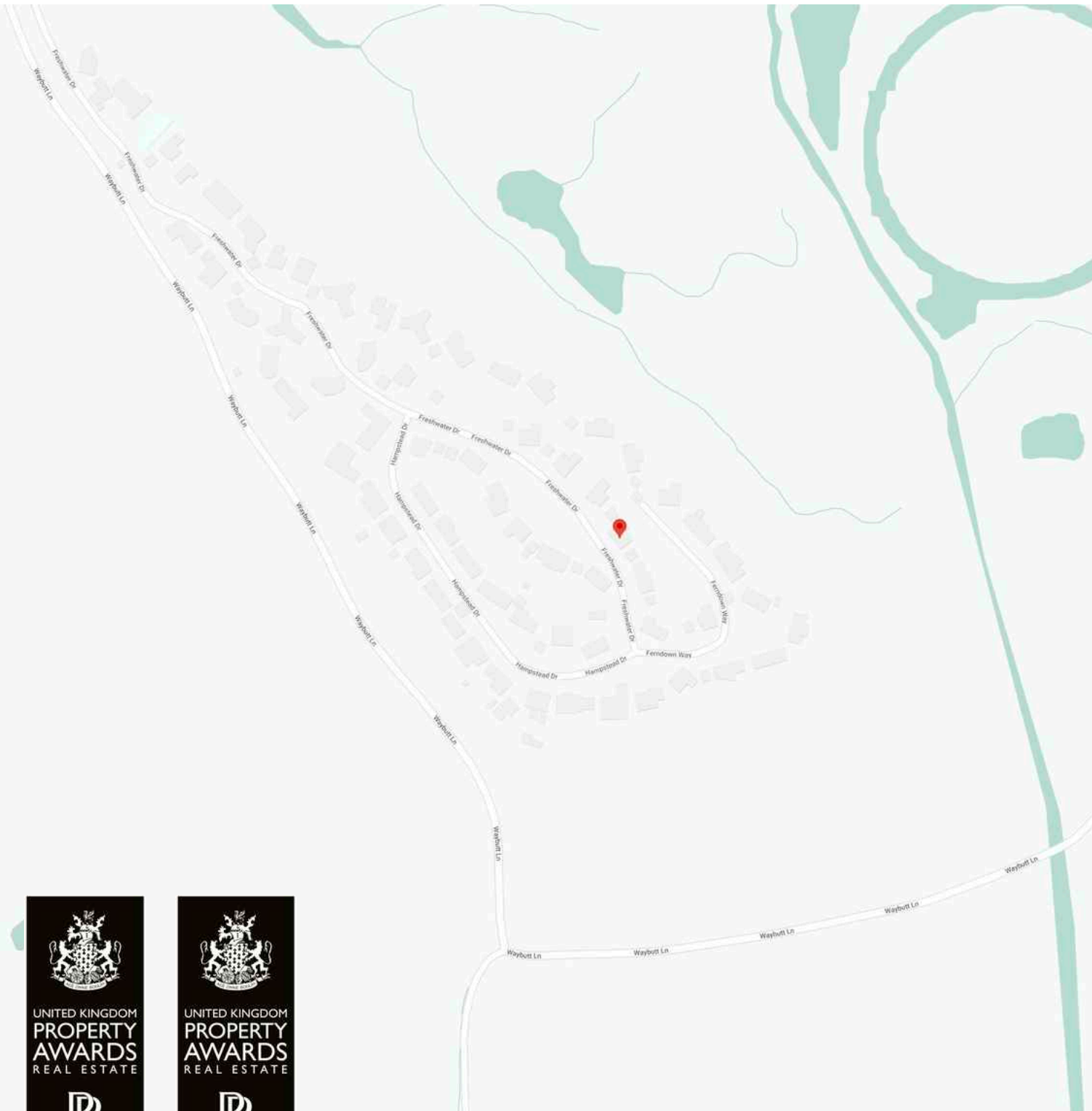

Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) 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;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) 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.

UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★


BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★

BEST ESTATE AGENT
CHESHIRE

Ben Hinchliffe

2022-2023



The **Negotiator**
Awards 2022

**REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST**



GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk