



**GASCOIGNE
HALMAN**

ORCHARD LODGE, BROCKHURST WAY, NORTHWICH

THE AREAS LEADING ESTATE AGENT



ORCHARD LODGE, BROCKHURST WAY, NORTHWICH

Orchard Lodge is a superb bespoke detached residence extending to over 8,000 sq. ft. approx of versatile family sized accommodation, all hidden from view behind high walls and electric gates at the end of a private road.

This impressive 'one of a kind' home features two large reception rooms, both of which open into the rear garden with putting green and tennis court beyond. The multi-level living room consists of a spacious lounge area and part Orangery which floods the space with natural light. A high specification fully integrated Kitchen sits to one end of the open reception hallway and boasts a large central granite island and patio doors out into the private landscaped garden.

There is no doubt whatsoever that this superb home caters for the buyer that likes to entertain! Conveniently situated off the main kitchen is a full-sized, literally all singing and all-dancing party room with a fully equipped bar, darts area, pool table area and your very own illuminated dance floor! There is also a separate bathroom for your guests and a spiral staircase extends to a mezzanine floor.

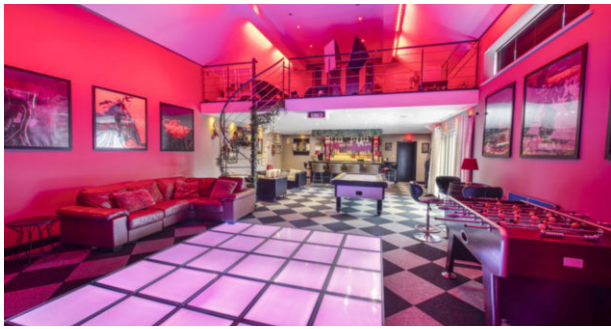
Within the right hand wing of Orchard Lodge sits the home leisure suite. Comprising of a mirror walled gymnasium with shower room, a sauna and steps leading down into the fabulous heated swimming pool. This well-proportioned room benefits from triple sets of patio doors, allowing easy access from outside on warm summer days, whilst making it perfect for al fresco entertaining.

Movie lovers can enjoy a large first floor cinema room with separate kitchen area ... ideal for preparing your popcorn and housing your sweets.

5 bedrooms and 5 bathrooms are arranged over two well-proportioned floors. The first floor is split into two spacious bedroom areas, including a large Principal suite with fully fitted dressing area and En-suite bathroom. Further double bedrooms benefit from En-suite facilities and there is a perfect teenager's suite located on the upper floor.

Externally electric gates open to an expansive driveway that extends to the side of the property to a detached double garage. Pathways extend around both sides of Orchard Lodge leading to the large rear garden with entertaining patio, putting green and tennis court/5-a-side pitch.





DIRECTIONS

SAT NAV: CW9 8AL

LOCATION

Northwich is a traditional market town located in the heart of the Cheshire Plain. It provides an ideal commuter base being near the A49, A556, and M6 and just ten minutes from junction ten onto the M56 to Chester, North Wales, and also Manchester. In terms of railway stations, there are excellent connections to Chester-Manchester at Northwich and Greenbank and London-Liverpool via Hartford and Acton Bridge. Crewe railway station, with a direct connection to London, is around a thirty-five-minute drive away. The subject property is also within a 45-minute drive of Liverpool and Manchester International Airports and the fast-developing MediaCity UK at Salford.

The popular Waitrose Store and Marina on the river embankment opposite Freshwater View started the exciting rejuvenation programme in the town centre. Barons Quay, provides a thriving leisure and retail quarter, including multi-screen Odeon cinema, HandM, and Asda superstore with a multi-story car park.

TENURE

Freehold

SERVICES (NOT TESTED)

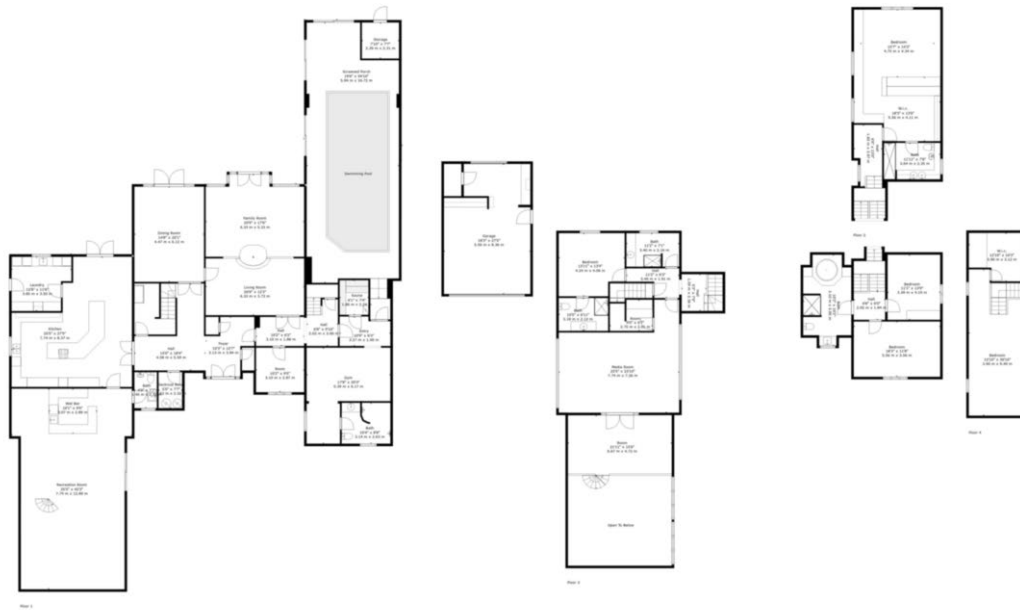
All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West & Chester: F

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR SPACE- 8274 SQ FT, 768.7 SQ M



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Score	Energy rating	Current	Potential
91-101	A		
81-90	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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