



Since 1999

16 The West Wing



Bostock Hall



Georgian country hall grandeur awaits at No. 16, The West Wing, a spacious and comfortable home, safely nestled amidst the affluent, opulent and picturesque surrounds of Bostock Hall and its grounds.

*“It’s a special, safe and community focused place surrounded by people with equal values and standards.”*





## Prestigious Setting

Nestled in the heart of the Cheshire countryside, yet ideally located for access to the local road links and within easy reach of Manchester Airport, the Bostock Hall country estate exudes exclusivity and prestige.

Dating back to the 1770s, sense the separation from the wider world, as you pull up along the sweeping driveway, edged in manicured lawns and neatly clipped hedging. Electric, fob controlled wrought iron gates provide security and privacy, with parking available alongside a single garage with up and over door.



Step inside, into the spacious entrance hall where original features, including the high ceiling, plaster coving and stunning spindle staircase, captivate. Herringbone flooring directs you ahead, to where glazed doors open to the spacious living room.





## Welcome Home

Overflowing with light, neutral, classical shades epitomise the décor in the living room and throughout the home. Double pile carpet is comforting underfoot, lending a cosiness to this large room, warmed by the open flame gas fire.

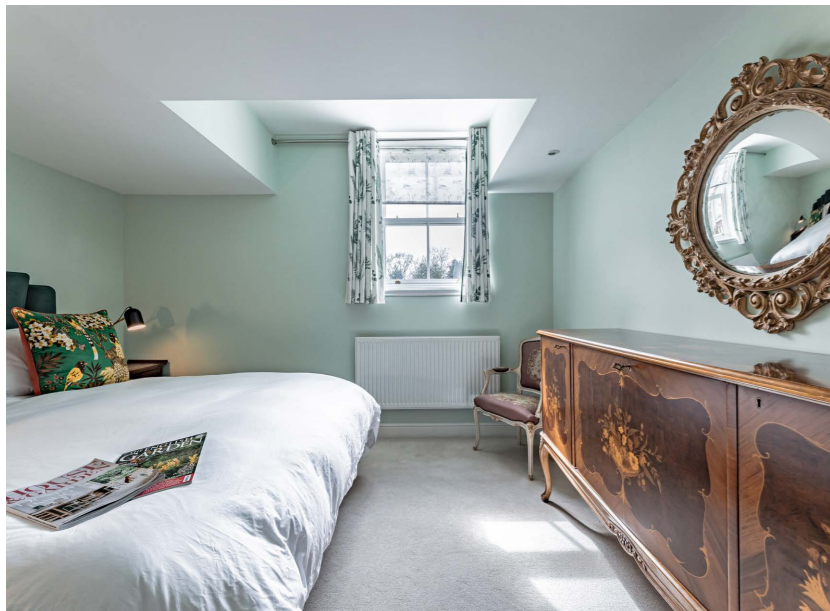
French doors provide fantastic views out to the private garden area, overlooking the sweeping lawns and gardens, where you can watch for the incredible variety of birdlife on the estate.

Follow the easy flow of the home through from the living room into the dining room, where the classic herringbone flooring shines to a polish underfoot. French doors again offer that seamless connection with the outdoors, inviting you to enjoy alfresco dining in the summertime on the private patio, with views out towards the lake.

With built-in shelving and storage available, the dining room connects through to the kitchen, where plenty of space for all your culinary essentials can be found in the white, fitted cabinetry. Appliances here include double eye-level ovens with warming drawer, gas hob and extractor and dishwasher, alongside a washer dryer. Views extend from the window above the sink out to the front courtyard.

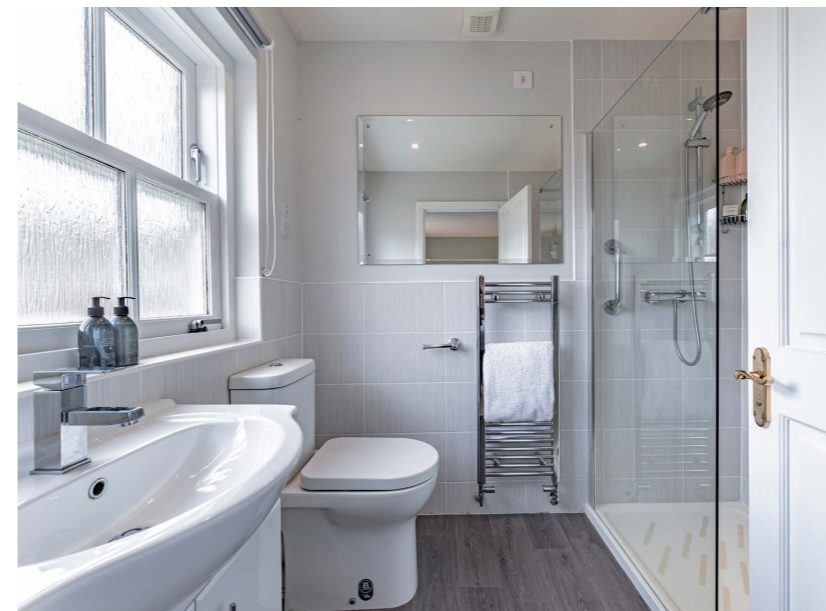
Returning to the entrance hall, sneak a peek at the handy cloakroom with wash basin and WC, before ascending the stairs to the first-floor landing.





## Savour the View

Double doors open to the luxuriously sized master suite, carpeted underfoot and brimming with light from the large window looking out over the lake to the rear. Fitted storage can be found in the dressing area, whilst the ensuite features a shower, wash basin and WC, warmed by underfloor heating.



Also on this first floor is the guest suite. A sumptuously sized bedroom with space for a super king size bed, furnished with floor to ceiling fitted wardrobes, this bedroom also features its own accessibility friendly ensuite, again warmed by underfloor heating, with large walk-in shower, wash basin and WC. Wake up to incredible views out over the West Wing courtyard.



## Parkland Paradise

With your own private courtyard garden to enjoy, at No. 16, The West Wing, you also have access to the beautifully landscaped and manicured shared gardens, brimming with mature planting, spectacular, colourful, year round borders, emerald lawns and spectacular lake.

Walk the dogs on the estate, chat with your friendly neighbours on your evening stroll or as you attend one of the many events arranged by and for residents of Bostock Hall. Safe and secure, the grounds constitute an extremely enriching outdoor environment within a fenced community.

## Out and About

Wrapped up in its own extensive grounds, you needn't leave the comforting embrace of the Bostock Hall Estate to enjoy the greenery, with walks to be enjoyed around the lake and woodland.

Enjoy a spot of refreshment at local inn, The Hayhurst Arms, in easy walking or cycling distance, less than a mile away. Aside from The Hayhurst Arms, there are many notable eateries all around Bostock, ranging from coffee shops to fine dining restaurants.

Waitrose and Morrisons supermarkets are within around ten minutes' drive, with a fuel garage and convenience store just five minutes' drive away.

Nestled in the heart of the Cheshire countryside, there are so many surrounding small towns within easy reach with enchanting and thriving high streets.

Commuting is so convenient, just five minutes from the A556 and motorway links, whilst Winsford Station is the nearest main rail link and only ten minutes away. For international travel, Manchester Airport can be reached in 35 minutes via the motorway.

A fantastic home for a mature couple or family who will relish the beautiful gardens and who appreciate and want to be part of a safe, more affluent private community in a beautifully curated historic setting; No. 16 is also the perfect lock up and leave for those who travel regularly.

\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. \*\*

## Ask the Owners

Where do you go when you need...



Groceries?

Morrisons in Middlewich



A walk?

Around the grounds at Bostock Hall



A bite to eat?

Eastern Revive in Davenham



A day out with the family?

Jodrell Bank in Macclesfield or  
Tatton Park in Knutsford



School?

Davenham CofE Primary School  
or The Grange School



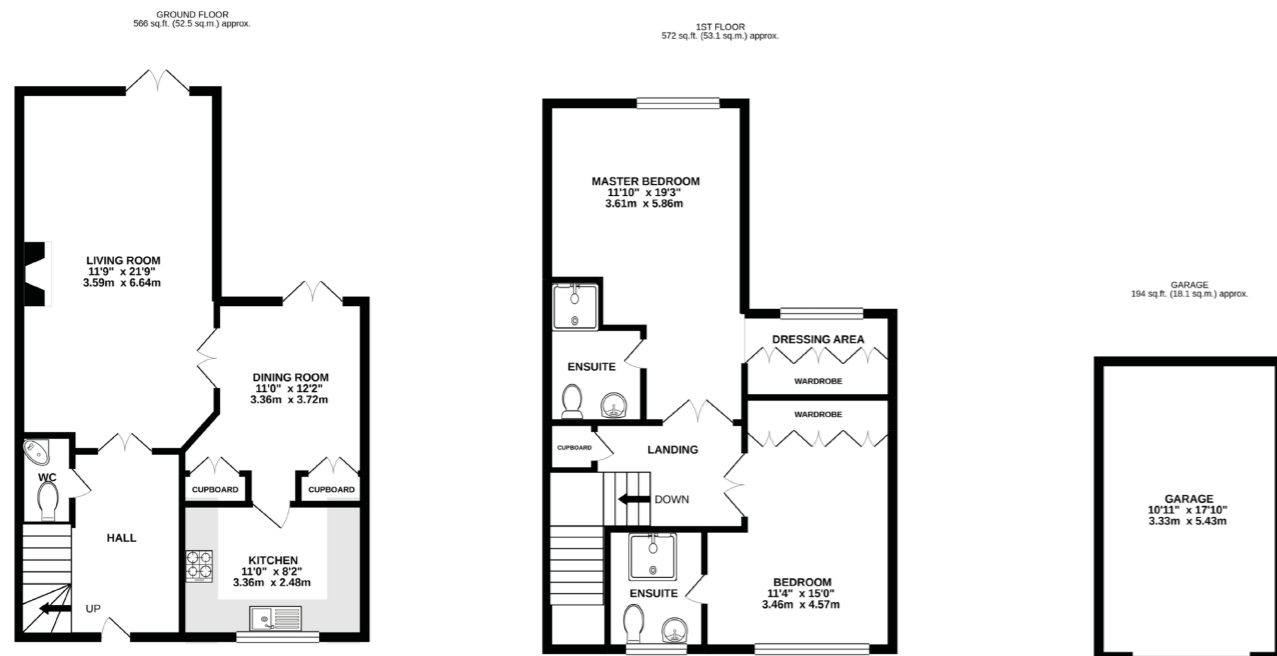
A local pub?

The Hayhurst Arms in Bostock



# Specifications

- Set within the grounds of the historic Bostock Hall
- Dating back to the 1770's
- 1332 square feet of living space
- Two large ornamental lakes with rolling lawned gardens
- 2 double bedrooms and 2 bathrooms
- Garage, plus resident and visitor parking
- Plenty of nearby amenities and excellent transport links

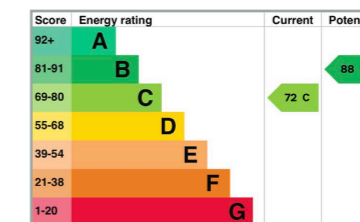


**TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

16 The West Wing, Bostock Hall, Bostock Road CW10 9JN

See Phil's  
Video  
Tour



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