



9 KINGSDOWN CLOSE | WYCHWOOD PARK | WESTON | CHESHIRE | CW2 5FX | OIRO £769,500



## **NO CHAIN – MOTIVATED SELLERS**

Standing in exceptional gardens in a wonderful position within the glorious 'Wychwood Park'.

An exceptional, substantial & immaculately appointed five bedroom, three bathroom detached family size executive style residence (in excess of 2600 sq ft), with outstanding richly landscaped generous gardens to the rear including entertaining terrace. all set in the exclusive development of Wychwood Park.

The park is home to a PGA tour standard eighteen hole golf course and over 700 acres of parkland.

The park benefits from 24 hour security offering a tranquil and safe haven from the bustle of city life.

The present owners have maintained the property to an exceptional standard including refitting the Breakfast Room and creating the beautiful large landscaped gardens which provide a superb outlook from the entertaining terrace directly to the rear of the property.

Briefly comprising; Reception Hall, Cloaks / WC, Living Room, Study / Playroom, Formal Dining Room, Kitchen Breakfast, Utility Room. First Floor Landing, Master Bedroom with Ensuite Bath & Shower Room, Bedroom Two with balcony & Ensuite Shower Room, Bedroom Three, Family Bath & Shower Room, Bedroom Four, Bedroom Five. Double width driveway with attached double garage.

The glorious gardens have been carefully landscaped to incorporate lawns, vegetable plot, extensive entertaining & seating terrace with superb view and hot tub and richly stocked borders.

Double glazing throughout & gas central heating. A fine residence which requires prompt viewing.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

From our Nantwich office proceed along Hospital Street passing over the two roundabouts onto London Road. Continue through the lights, at the roundabout take the third junction onto the A500. At the third roundabout turn right in the direction of Keele. At the next roundabout turn left then right at the next. Proceed into Wychwood Park passing through Connaught Brook. Turn left into Ashbourne Drive & turn right into Kingsdown Close where the property will be observed.

#### WYCHWOOD PARK / WESTON

Wychwood Park is an outstanding community that sets new standards for living. This is an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, the impressive new golf course not only offers great enjoyment to players, it also enhances the setting & views for the homes themselves. There is a Club House & a Hotel with conference facilities. There is a 24 hour on-site manned security service & residents enjoy social membership of the Golf Club. The course has been beautifully landscaped, designed & developed to European PGA tour standards. Wychwood Park is set in the heart of the beautiful Cheshire countryside, a county renowned for its outstanding landscape, historic towns, gardens & stately homes. Access to various footpaths & walks around the development are available.

#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

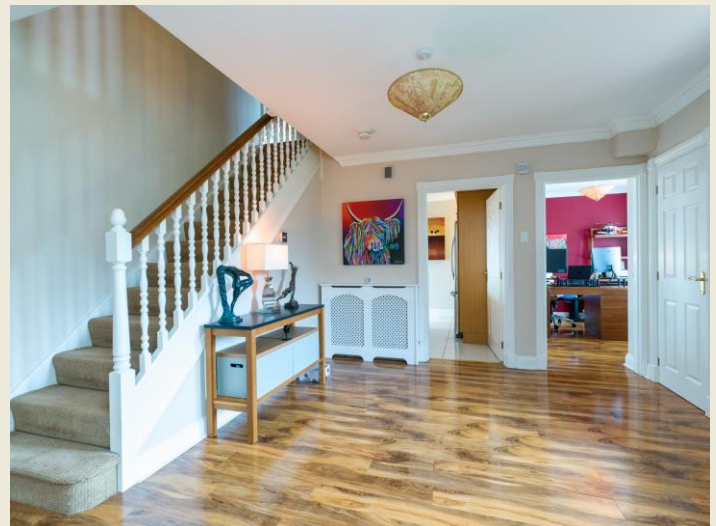


THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

CLOAKS WC





STUDY / PLAYROOM (11'2 x 7'7)

LIVING ROOM (26'7 x 12'10)

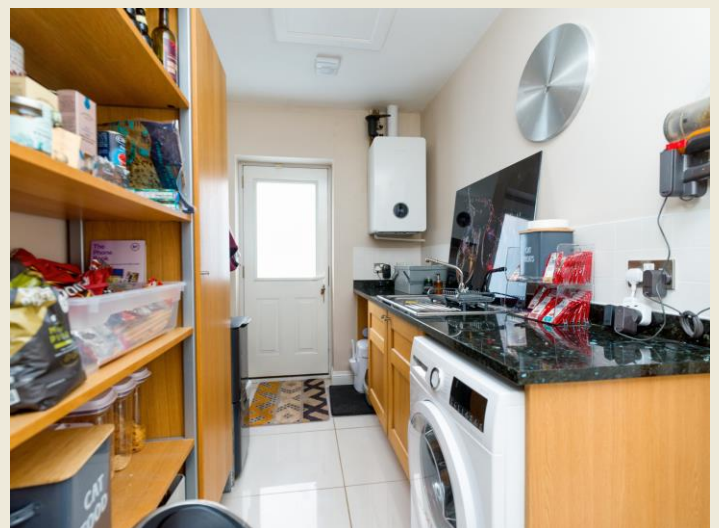




KITCHEN BREAKFAST ROOM (18'4 x 11'1)



UTILITY ROOM





GARDEN / FAMILY ROOM (15'1 x 12'2)

FORMAL DINING ROOM (14'5 x 12'10)





GALLERIED FIRST FLOOR LANDING

FAMILY BATH & SHOWER ROOM (9'2 x 7'3)

BEDROOM FOUR (10'6 x 7'3)

BEDROOM FIVE (10'6 x 7'10)







MASTER BEDROOM ONE (14'9 x 12'10)

ENSUITE BATH & SHOWER ROOM





BEDROOM TWO (15'5 x 12'2)

ENSUITE SHOWER ROOM





BEDROOM THREE (12'2 x 11'2)

ATTACHED DOUBLE GARAGE (17'4 x 17'1)  
Two double doors, power & light.





## EXTERIOR

Tarmacadam double width driveway providing ample off road parking. Pleasant lawned front garden with clipped & evergreen planting. Paved & gated side access.

The glorious rear garden has been very carefully landscaped & curated to provide a wonderful haven in which to enjoy the superb lifestyle within the park. Affording a far reaching view from the entertaining terrace at the rear of the property, the garden is one of the most generous within the park itself.

Featuring zoned spaces, there is a pretty lawn with trees, indigenous hedging & richly stocked borders and specimen planting.

There is also an abundant vegetable patch with potting shed.

The extensive entertaining decked & paved terrace directly to the rear of the property is a generous space in which to relax, entertaining & party! With a discreet space to the side complete with hot tub and pretty Bamboo planting, there is a space for all buyers to absolutely enjoy to the full.

**EPC RATING: C**

**COUNCIL TAX BAND: G**

## SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

## TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

## VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

## SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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## ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



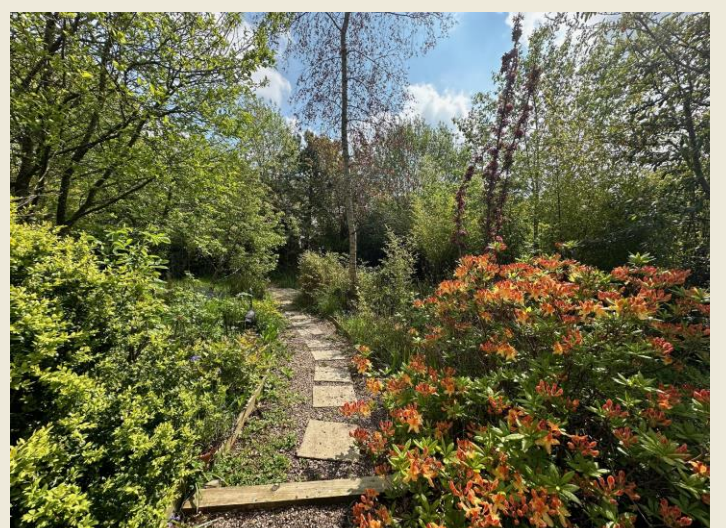
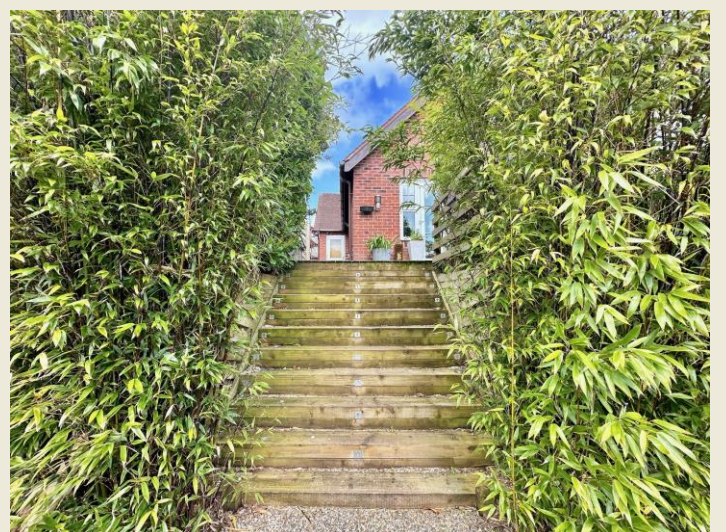
#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!  
 \*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further \*\* For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.









Total area: approx. 249.9 sq. metres (2689.8 sq. feet)  
**9 Kingsdown Close**