



'WOODBANK' | WYBUNBURY LANE | WYBUNBURY | CHESHIRE | CW5 7HD | OIRO £1,350,000



A stunning family home nestled in glorious countryside and standing in approximately 4.5 acres of south facing landscaped gardens, with wildlife pond and orchard, together with paddock and open fields perfect for equestrian use. The property benefits from a separate self contained one bedroom annex/ leisure suite, 40'0 triple garage with workshop and additional store buildings. Quality and style exude throughout this outstanding residence.

'Woodbank' is an exacting property for buyers yearning for a blend of character and modernity together with total privacy and plenty of external space.

The large open-plan kitchen dining family room with bi-fold doors opens to the wrap around terrace and gardens beyond. There are two further reception rooms, cloaks WC and a utility room to the ground floor. On the first floor the house has a double height landing leading to the luxurious master bedroom suite with dressing area and en-suite, an external balcony provides glorious views over the garden to the side and rear. There are a further three double bedrooms, one with en-suite, a family bath and shower room and a third floor hobby room. The house also has a small wine cellar.

If you are looking for a home that combines quality craftsmanship with modern design, then this property is a must-see.





DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed.

Turn right signed Wybunbury & turn left onto Wybunbury Lane. The magnificent country home will be observed on the right hand side well set back.

WYBUNBURY

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, public house, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding. **SCHOOLS:** Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk
Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk
Other local schools are within the immediate vicinity including Brine Leas Academy.

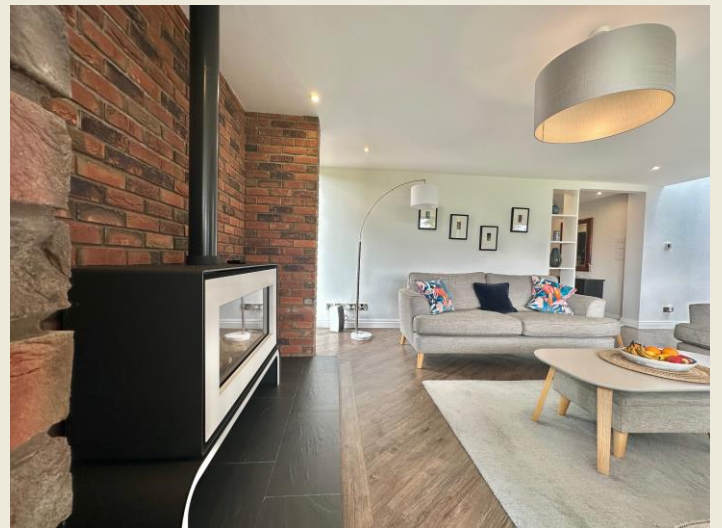
NANTWICH TOWN

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.



MAGNIFICENT KITCHEN DINING FAMILY ROOM

NOTE: Kitchen appliances are 'Neff' with hide and slide oven and combi micro oven. Neff induction hob with down draft extraction.







LIVING ROOM

OFFICE / PLAYROOM





LUXURIOUS MASTER SUITE WITH BALCONY:-





VIEW FROM MASTER BEDROOM





GALLERIED FIRST FLOOR LANDING

BEDROOM THREE

BEDROOM TWO





BEDROOM FOUR

FAMILY BATH & SHOWER ROOM





SEPARATE ONE BEDROOM ANNEX / LEISURE SUITE:-

OPEN PLAN KITCHEN LIVING DINING ROOM



BEDROOM

SHOWER ROOM





EXTERIOR

Woodbank is a substantial country home combining traditional and modern architecture and situated in grounds extending to approximately 4.5 acres. With landscaped gardens, orchard, wildlife pond, paddock and field providing opportunity for equestrian or leisure use. To the front is an extensive driveway providing ample parking and turning areas leading to a spacious triple garage with remote operated garage doors.

The well stocked border provide an abundance of shrubs and soft planting. A summer house currently used as a gym provides a raised deck bordering the wildlife pond. Paved terraces provide entertaining areas with complete privacy.

TRIPLE GARAGE

Garage with workshop area and interconnecting door to house.

EPC RATING: D

COUNCIL TAX BAND: F

SERVICES

Mains water and electricity are connected. Heating is provided by an external oil fired boiler with a mix of under floor heating and radiator. Private drainage. 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. 01270 625410. E-mail: 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.









WOODBANK, WYBUNBURY LANE, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7HD

All Building Parts Approximate Gross Internal Area: 516.3 m² ... 5547 ft²
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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