



2 HAMPSTEAD DRIVE | WYCHWOOD PARK | WESTON | CHESHIRE | CW2 5GT | £625,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# 2 Hampstead Drive, Wychwood Park, Weston, Cheshire, CW2 5GT

Charles Church built executive family residence sits in an enviable position on the highly regarded 'Wychwood Park'.

Built to the highest of standards and offers elegance and character in abundance. The property is well presented and has been well maintained by the current owners. Spacious accommodation over three floors.

Briefly comprises to the ground floor: Entrance Hall, Lounge, Sitting Room, Kitchen, Breakfast Room, Utility Room, & Study.

To the first floor there is a galleried landing leading to the Master Bedroom with En-suite facilities, three further bedrooms and family Bathroom.

Two double Bedrooms on the third floor completes this family home.

Externally the property boasts enclosed lawned rear garden and front lawned garden enclosed by shrub borders with off road parking leading to a double garage.

Internal inspection is required to fully appreciate what this delightful family residence has to offer.

**VENDOR TO PAY STAMP DUTY & ALSO 5% VENDOR GIFTED DEPOSIT.**





## NEARBY NANTWICH

### DIRECTIONS

Leave Nantwich along London Road passing over the level crossing and straight on at the lights at Stapeley out to the 'Cheerbrook roundabout' Nantwich by-pass, at the roundabout take the 4th exit along Newcastle Road signposted Wybunbury and Shavington. Follow this road for approximately 3 miles through the village of Hough passing over the railway bridge and at the roundabout at Chorlton take the 3rd exit towards Betley and Keele. At the next roundabout turn right into Wychwood Park; having passed through the security barrier turn right at the mini roundabout and follow the road for approximately 1 mile around the golf course and turn right into 'The Vistas'. The road leads into Ferndown Way, turn right into Hampstead Drive where the property will be observed on the left hand side.

### WYCHWOOD PARK

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.

### NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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:

### ENTRANCE HALL

Entrance via wood front door with two side glass panelled windows. Window to front elevation, double radiator, light oak veneer staircase leading to the first floor, wood effect flooring. Doors to all ground principal rooms.

### CLOAKS/WC

5' 1" x 4' 11" (1.55m x 1.5m) Pedestal hand wash basin, low level WC, ceramic tiled floors, half tiled wall surround, double radiator.

### LOUNGE

17' 11" x 12' 11" (5.46m x 3.94m) Windows to the front and rear elevations, wall light points, double radiator. Stone fire surround housing a stainless steel feature gas fire. Door to the Kitchen Breakfast room, coving, TV & telephone points.

### KITCHEN

12' 2" x 11' 8" (3.71m x 3.56m) Window to rear elevation, double radiator, inset ceiling spotlights. Fitted with a range of wall, drawer and base units with granite work surface over and under unit lighting. Stainless steel sink unit with chrome mixer tap, 5 ring gas 'range' cooker with stainless steel splashback and stainless steel extractor hood over. Integrated fridge freezer, integrated microwave and integrated dishwasher, ceramic tiled flooring, low level wood effect breakfast bar. Door to the Utility Room and open plan leading to Breakfast Room

### BREAKFAST ROOM

18' 0" x 10' 9" (5.49m x 3.28m) Patio door to rear garden, window to rear elevation, double radiator, ceramic tiled floor, door to Hall and Lounge.

### UTILITY ROOM

8' 1" x 6' 4" (2.46m x 1.93m) Window to rear elevation, door to garden, granite work surface, ceramic tiled floor, space and plumbing for washing machine, space for dryer, double radiator.





KITCHEN (ABOVE)

LOUNGE (BELOW)





KITCHEN DINER





SITTING ROOM

**SITTING ROOM**

12' 0" x 10' 10" (3.66m x 3.3m) Window to front elevation, double radiator, TV & telephone point.

**STUDY**

12' 4" x 8' 2" (3.76m x 2.49m) Window to front elevation, double radiator, wood effect flooring, coving TV & telephone points.





GALLERIED LANDING

#### FIRST FLOOR GALLERIED LANDING

Window to front elevation, airing cupboard, storage cupboard, double panelled radiator, stairs to second floor. Doors to all first floor rooms.

#### MASTER BEDROOM ONE

15' 11" x 10' 8" (4.85m x 3.25m) Romeo & Juliet window to rear elevation window to rear elevation, two double radiators, range of fitted wardrobes. Door to En-suite.

#### EN-SUITE

9' 1" x 5' 0" (2.77m x 1.52m) Ceramic tiled floor, half tiled wall, stainless steel heated towel rail, double shower, pedestal wash hand basin, low level WC.

#### BEDROOM TWO

10' 10" x 9' 8" (3.3m x 2.95m) Window to rear elevation, double radiator, TV point.

#### BEDROOM THREE

8' 5" x 8' 0" (2.57m x 2.44m) Window to front elevation, double radiator, TV & telephone point.

#### BEDROOM FOUR

Ceiling light point, radiator, uPVC double glazed window.

#### FAMILY BATHROOM

9' 10" x 7' 10" (3m x 2.39m) Window to rear elevation, ceramic mosaic half tiled walls, stainless steel hand towel rail, double shower unit, bath, pedestal hand wash basin, low level WC.





BEDROOMS





BEDROOMS





## SECOND FLOOR

### BEDROOM FIVE

10' 1" x 10' 8" (3.07m x 3.25m) Window to side elevation, double radiator, TV & telephone points.

### BEDROOM SIX

10' 1" x 10' 9" (3.07m x 3.28m) Window to rear elevation, double radiator, TV & telephone points.



#### EXTERIOR

Extensive rear lawned garden with patio area enclosed on all side by wood panelled fencing. Lawned garden to frontage enclosed by shrub borders, pathway leading to porch and driveway providing off road parking leading to double garage.

#### DOUBLE GARAGE

21' 4" x 17' 0" (6.5m x 5.18m) Up & over door with power & lighting

EPC RATING: C

COUNCIL TAX BAND: G

#### SERVICES

All mains water, electricity, gas & drainage services are connected. (subject to statutory undertakers costs & conditions). Gas 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 Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLAN/S

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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#### 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.



NEARBY GOLF COURSE AND PARKLAND

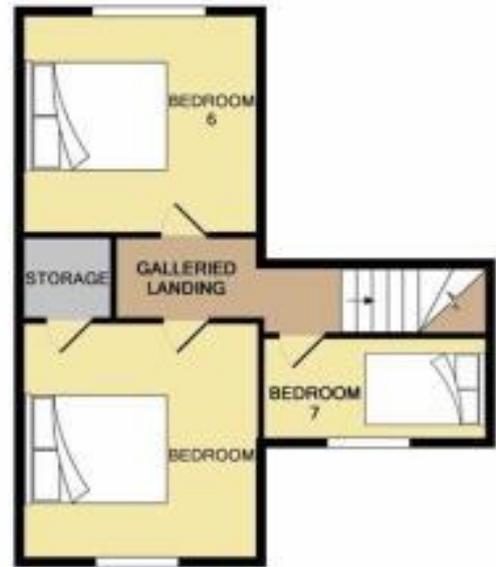




GROUND FLOOR  
APPROX. FLOOR  
AREA 1485 SQ.FT.  
(136.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2631 SQ.FT. (244.4 SQ.M.)

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.  
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