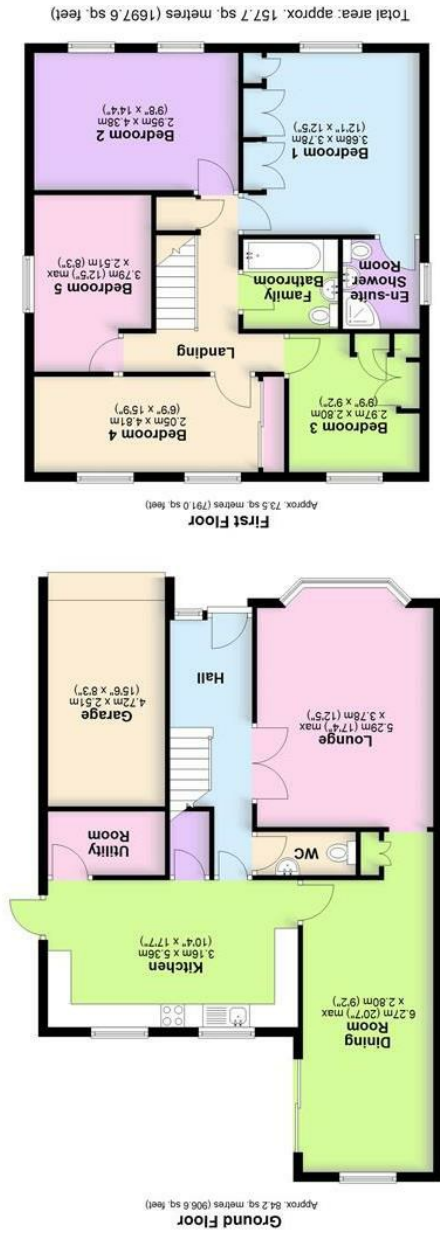


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £440,000



8 PHEASANT DRIVE  
 WINCHAM  
 NORTHWICH  
 CW9 6PX

5 3 2   
 COUNCIL TAX BAND: E





A five double bedroom detached property located within walking distance to the highly regarded Wincham Community Primary School

**Description**

Purchased by the current vendors ten years ago this large home is the perfect opportunity for a growing family.

Externally a large double driveway for up to five vehicles, a single integral garage housing the combi boiler, ample on street parking and a lawned garden can be found to the front aspect. The rear enclosed south east facing garden and patio is accessible via the side gate to the property, the back door in the kitchen or the dining room extension, ideal for entertaining family and friends.

Ground floor accommodation comprises hallway with doors to the downstairs WC, lounge and kitchen.

The bay fronted lounge measures over 17 ft by over 12 ft creating a light and airy reception room with a feature gas fire place.

The modern kitchen has two double glazed windows to the rear aspect, a range of low level and eye level units and a selection of integrated appliances including an extractor hood, four ring induction hob, double fan oven and a family sized dishwasher.

The utility room provides plumbing and space for the washing machine and tumble dryer.

The dining room extension was built by the previous owners creating a large reception room measuring over 20 ft by 9 ft with a double glazed window to the rear aspect and sliding doors to the rear patio, flooding the room with natural light.

Upstairs comprises five double bedrooms all of which have double glazed windows, a modern three piece family bathroom, a large built in airing cupboard over the stairs and a modern three piece en-suite shower room to the main bedroom.

Wincham is a quaint village in West Cheshire with excellent road networks and beautiful countryside.

The Spar in Wincham is only a short 5 minute walk down Church Street towards Wincham Community Primary School and the Old Red Lion Pub in Pickmere is only a short 15 minute walk up Pickmere Lane towards Knutsford.

Knutsford, famous for Tatton Park is only a 10 minute drive down Pickmere Lane and then Tabley road, ideal for cycling and dog walking enthusiasts.

Alternatively Marbury Park is only a 5 a minute drive in the opposite direction towards Northwich for a more convenient choice of walk. Local golf clubs include Heyrose located on Budworth Road in Pickmere only a 6 minute drive away, followed by High Leigh, Knutsford and The Mere Golf & Country Club.

The highly regarded Farm Club in Pickmere is located on Park Lane, just a 5 minute drive away, perfect for anyone wishing to take part in wellness activities including open water swimming, yoga and meditation.

The annual Cheshire Show is held down the road on Pickmere Lane and equestrian enthusiasts will be pleased to know that there are several livery stables in the area across Pickmere, Antrobus and Budworth and racecourses including Aintree, Chester and Haydock are all within driving distance.

Local primary schools include the highly regarded Wincham Community Primary School, Great Budworth Church Of England and Lostock Gramam Church Of England Primary Schools.