



Fair Oaks Moss Lane, Winsford CW7 3NJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Fair Oaks Moss Lane, Winsford

Four/Five Double Bedrooms detached property Sat Within Approx 1 Acre Of Grounds With Tennis Court. Double Garage & Off Road Parking Private Driveway & Gated Access. No Onward Chain.



Large Entrance Hall

A spacious, bright central hallway with stairs leading to the first floor,

Kitchen

8' 8" x 17' 5" (2.64m x 5.31m)

A fully fitted kitchen with recently fitted worktops offering a contemporary twist, integrated appliances, breakfast bar, making a great entertaining space with room for a sofa or indeed a dining area if you prefer the dining area to be more of a lounge area. The open space makes it ideal for entertaining and a space that leads nicely into the garden.

Dining Room

12' x 12' (3.66m x 3.66m)

A spacious entertaining room with dual aspect over the front and rear gardens, also housing the high quality range cooker which is not only an oven, but also services the hot water and heating. Forming part of the open plan kitchen/dining/living it is a flexible space that leads nicely into the outdoor area.

Study

9' 7" x 12' 8" (2.92m x 3.86m)

This great room is on the ground floor and could be used as a double bedroom if needed or a great work from home office with a great view of the front garden.

Living Room

20' 4" x 24' 3" (6.20m x 7.39m)

This reception room is a fantastic size and makes an ideal entertaining space with a feature fireplace and double patio doors leading out onto the garden, with views over the stream and electric fountain, which can be controlled remotely.

Utility Room

A great utility/boot room space with its own entrance door, ideal for dog owners or a family with young children. Space for appliances and a separate sink, with ample storage for coats & shoes.

Bedroom One

11' 9" x 9' 4" (3.58m x 2.84m)

Ground floor bedroom with windows of view to the garden with double glazed windows.

Family Bathroom

Fitted with a bath, shower and wc and is located on the ground floor which could service the ground floor bedrooms.

Bedroom Two

9' 9" x 24' 3" (2.97m x 7.39m)

The master bedroom is located on the ground floor with its own en suite bathroom with a roll top bath and separate shower. The double patio doors offer a great view of the garden and tennis courts.

Ensuite

With a roll top bath, shower, sink and wc.

First Floor

Bedroom Three

15' 9" x 13' 6" (4.80m x 4.11m)

Located on the first floor with double glazed windows with views to the garden.

Bedroom Four

16' 1" x 10' 1" (4.90m x 3.07m)

Located on the first floor with double glazed windows with views to the garden.

Shower Room

walk in shower with vanity wash basin.

Garage/ Workshop

39' 7" x 20' 3" (12.06m x 6.17m)

The garage is unusually large and could house 4-6 cars, formerly used as an engineering business, it would make an ideal space for anyone also wanting to run a small business from home. It has its own consumer unit and has full electrics with sockets all around, also benefiting from a electric roller shutter door.

Garden

The property sits within expansive gardens which

overall is approximately 1 acre and within that is formal gardens, an orchard, stream with an electric fountain with its own remote control. There is also a full size tennis court which is in need of some refurbishment but is a fantastic attribute for any tennis lovers. The house is approached via a gated entrance and private, secluded driveway leading to a driveway able to accommodate parking for several vehicles.

Agents Note

Overage clause exists, please ask for more details.



check out more properties at swetenhams.co.uk



welcome to

Fair Oaks Moss Lane, Winsford

- Four/Five Double Bedrooms With Flexible Spaces, Ideal For Multi Generational Living
- Sat Within Approx 1 Acre Of Grounds With Its Own Orchard, Fountain & Pond
- Workshop/Garage Allowing Space For Up To Six Cars With Roller Shutter Doors , Making It Ideal For A Small Business
- The Spacious Lounge Offers Stunning Views Over The Garden & Fountain Via Double Patio Doors With Feature Fireplace
- Gated Access Leading To A Private Driveway with Off Road Parking For Several Vehicles

Tenure: Freehold EPC Rating: E
Council Tax Band: E



Please note the marker reflects the postcode not the actual property

check out more properties at [swetenhams.co.uk](https://www.swetenhams.co.uk)



Property Ref:
WSF108626 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping Centre, WINSFORD, Cheshire, CW7 1BA



[swetenhams.co.uk](https://www.swetenhams.co.uk)