



7 Freshwater Drive, Wychwood Park, Weston CW2 5GR

**CHESHIRE  
LAMONT**



An outstanding and most spacious three storey detached residence in a prime position and select location upon the prestigious Wychwood Park Estate, affording superb style and design, incorporating a wealth of attractive features with accommodation arrayed over three floors within delightful surroundings with fine aspects and views.

- A simply exceptional residence of considerable appeal in a most prestigious location
- Providing very spacious accommodation arrayed over three floors
- Superb reception accommodation with vaulted living area from open plan family dining kitchen
- Six outstanding bedrooms arrayed over two floors with four bathrooms
- Vaulted master bedroom with balcony and full height glazed gable, dressing room and bathroom
- Detached double two storey garage with apartment potential over
- Large private landscaped gardens with extensive patio areas and superb aspects
- In a fine position with rural views to the front and partial golf course views to the rear
- Incorporating many appealing features
- In a highly sought after location
- Early viewing recommended

#### Agents Remarks

This superbly appointed and situated superior detached house stands in a highly favoured position upon Wychwood Park and provides well arrayed and appointed accommodation of character. The Park is highly prized for its overall design and increasingly attractive setting with delightful maturing trees and open green areas within undulating countryside benefiting from an abundance of wildlife, lovely walks, security entrance gates, a recently upgraded luxury hotel, golf clubhouse with restaurant and bar as well as a superb 18 hole PGA standard golf course. The park is well situated for the commuter being close to the M6 motorway and Crewe mainline railway station and the park stands within delightful undulating countryside in South Cheshire. The area is highly prized for its pleasant villages and sporting pursuits.



### **Tiled Pitched Enclosed Hallway/Porch**

With a high quality entrance door with sectional double glazed windows to either side incorporating fitted plantation shutters, sectional double glazed window to side elevation incorporating fitted plantation shutters, recessed ceiling lighting, door to cloaks cupboard and open access leads to:

### **Stunning Open Plan Reception Hall**

With dark Oak wood grain effect Amtico flooring, door to deep under stairs storage cupboard, staircase with half landing ascending to first floor and handsome high double doors lead to:

### **Home Office/Study 10' 1" x 14' 8" (3.08m x 4.48m)**

With sectional double glazed windows to front and side elevations incorporating fitted plantation shutters, full width and height fitted office shelving with drawers beneath, attractive dark Oak wood grain effect Amtico flooring, radiator.

From the Reception Hall a door leads to:

### **Cloakroom**

With a Villeroy and Boch wall mounted wash basin, WC, radiator, half tiled walls and ceiling fan.

From the Reception Hall a handsome high door leads to:

### **Open Plan Living Family Dining Kitchen 38' 9" x 19' 0" max (11.82m x 5.80m max)**

#### **Kitchen Area**

Comprehensively appointed with a superb range of base and wall mounted units comprising cupboards and drawers, attractive granite working surfaces, peninsular dining counter incorporating a five ring gas hob and large integrated oven beneath, ceiling mounted canopy chimney extractor, integrated dishwasher, single drainer one and a half bowl sink unit, sectional double glazed window to side elevation, half tiled walls, tiled flooring, integrated microwave, space for American fridge freezer and open access leads to:

### **Dining Area**

With tiled flooring, sectional double glazed window to side and rear elevation, dark Oak wood grain effect Amtico flooring, radiator, double glazed sectional door to outside and gorgeous open aspects to:

### **Vaulted Living Area 22' 2" x 14' 10" (6.75m x 4.52m)**

A large vaulted area with stunning views over private gardens and woodland to the rear via a high full width sectional double glazed window to gable elevation, dark Oak wood grain effect Amtico flooring and double glazed doors with sectional double glazed windows to either side overlooking patio area.



From the Kitchen area a high door leads to:

**Laundry/Utility Room 6' 7" x 6' 10" (2.00m x 2.08m)**

With a wall mounted combination gas fired central heating boiler, plumbing for washing machine, single drainer sink unit, wall mounted cupboards and a door to outside.

From the Reception hall high double doors lead to:

**Spacious Lounge 22' 2" x 14' 10" (6.75m x 4.51m)**

With sectional double glazed window to front elevation incorporating fitted plantation shutters, sectional double glazed patio doors with full height double glazed windows to either side to rear elevation overlooking rear gardens, central living flame gas fire inset within attractive surround and hearth, dark Oak wood grain effect Amtico flooring and radiator.

**First Floor Landing**

With radiator, a handsome high vaulted ceiling and staircase ascending to second floor with high overhead Velux window.

**Large Inner Landing**

With double doors to linen cupboard incorporating water tank and a door leads to:

**Master Bedroom 11' 7" x 14' 10" (3.52m x 4.51m)**

A glorious room with a stunning fully glazed gable elevation providing East facing aspects over the golf course and beyond, double glazed double doors to balcony, sectional double glazed windows to side and rear elevations, radiator and a door leads to:

**En-Suite Bathroom 10' 4" x 6' 10" (3.16m x 2.09m)**

With a tiled panel bath, twin wash basins, WC, large fully tiled walk-in shower cubicle with shower over, double glazed window and recessed ceiling lighting.

From the Master Bedroom a door leads to:

**Dressing Room 10' 4" x 7' 6" (3.16m x 2.29m)**

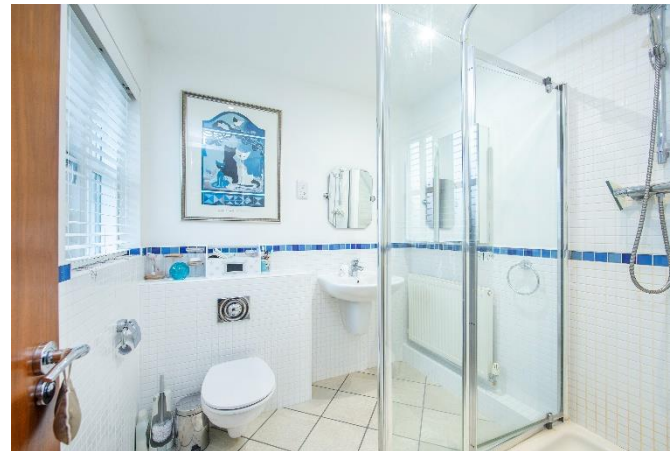
With double glazed window providing attractive countryside aspects and full width fitted wardrobes to either side incorporating railing and shelving.

**Bedroom Two 10' 1" x 19' 0" max (3.08m x 5.80m max)**

With sectional double glazed windows to front and side elevations incorporating fitted plantation shutters, mirror-fronted fitted wardrobes incorporating railing and shelving, radiator and a door leads to:

**En-Suite Shower Room 6' 7" x 6' 10" (2.00m x 2.08m)**

With a large fully tiled walk-in shower cubicle with shower over, half tiled walls, tiled flooring, WC, wash basin, radiator, sectional double



glazed window to side elevation incorporating fitted plantation shutters and recessed ceiling mounted fan.

**Bedroom Three 13' 6" x 10' 4" (4.12m x 3.16m)**

With double glazed windows to side and rear elevations, radiator and mirror-fronted fitted wardrobes incorporating railings and shelving.

**Bedroom Four 13' 6" x 8' 4" (4.12m x 2.54m)**

With double glazed window, radiator and mirror-fronted fitted wardrobes incorporating railings and shelving.

**Family Bathroom 8' 7" x 10' 9" (2.61m x 3.27m)**

With a tiled panel bath within tiled surround and shower tap to corner, WC, wall mounted wash basin, sectional double glazed window tiled flooring, radiator and large fully tiled walk-in shower cubicle with shower over.

**Second Floor Landing**

With sectional double glazed window to side elevation, radiator and a door leads to:

**Shower Room 7' 9" x 7' 10" (2.36m x 2.38m)**

With fully tiled corner fitted shower cubicle with shower over, WC, tiled flooring, tiled walls and wall mounted wash basin.

**Bedroom Five 14' 5" x 14' 6" (4.39m x 4.41m)**

With access to roof space, radiator and sectional double glazed windows to East elevation providing lovely aspects over the golf course and to surrounding countryside.

**Bedroom Six 17' 0" max x 14' 6" (5.17m max x 4.41m)**

With glazed gabled window to front elevation incorporating fitted plantation shutters providing attractive aspects over countryside, radiator, double glazed window to side elevation and eaves window to side elevation.

**Externally**

The property benefits from attractive landscaped gardens to the front with a gate to the side of the residence providing access to the rear gardens. The rear garden benefits from extensive Indian stone paved patio areas and bordered by high mature trees.

**Detached Double Garage 21' 10" max x 20' 10" (6.65m max x 6.36m)**

With twin doors, light, power, door to outside and stairs ascend to:

**Apartment 21' 10" x 17' 6" (6.65m x 5.33m)**

An independent external door leads to a hallway area and stairs ascend to a versatile area suitable for conversion subject to necessary local authority requirements, two Velux windows, light power and two double glazed windows.



**Tenure**  
Freehold.

**Services**

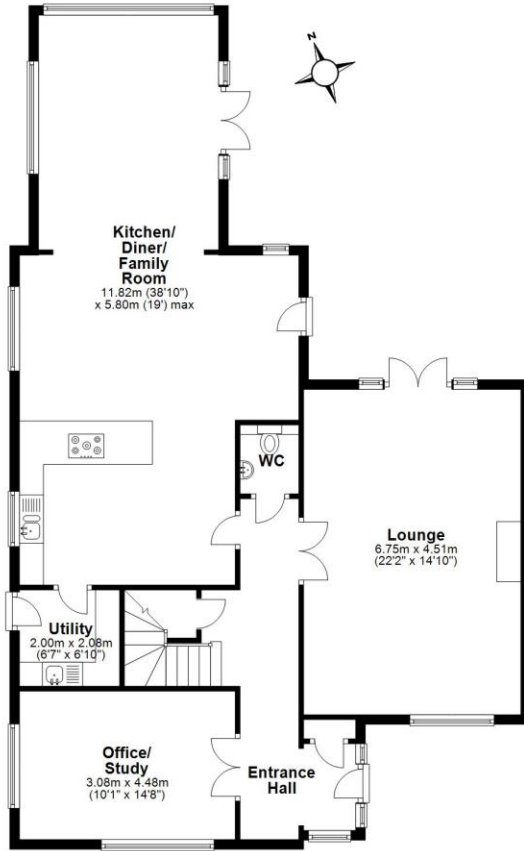
All main services are connected (not tested by Cheshire Lamont Limited).

**Directions**

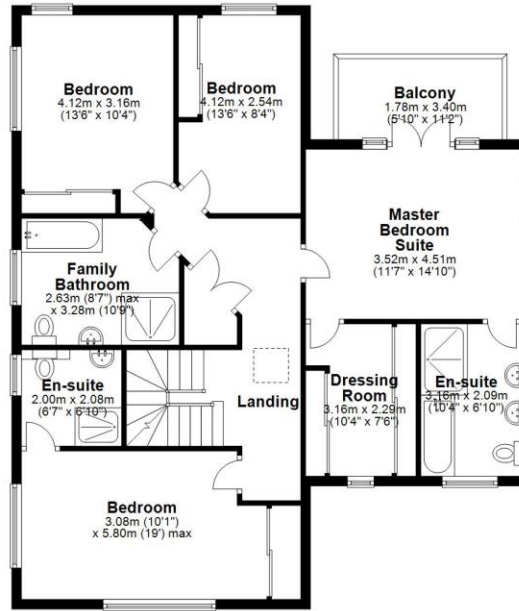
Proceed along Hospital Street going straight over both roundabouts and continue along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the roundabout in the direction of Keele. Turn right at the next roundabout into Wychwood Park, turn right and take the fourth turning into Freshwater Drive and the property is on the left hand side.



**Ground Floor**  
Approx. 122.9 sq. metres (1322.8 sq. feet)



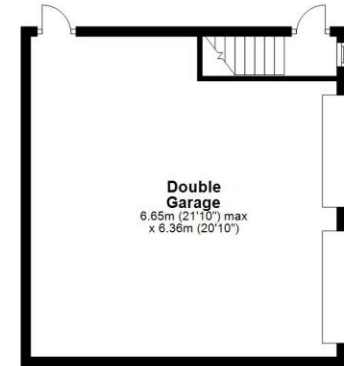
**First Floor**  
Approx. 101.5 sq. metres (1092.6 sq. feet)



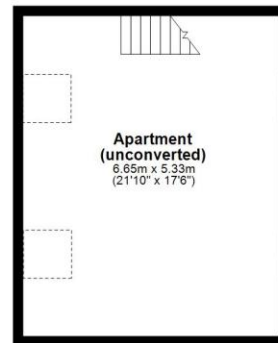
**Second Floor**  
Approx. 59.4 sq. metres (639.3 sq. feet)



**Double Garage**  
Approx. 42.3 sq. metres (452.2 sq. feet)



**Over Double Garage**  
Approx. 35.4 sq. metres (381.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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