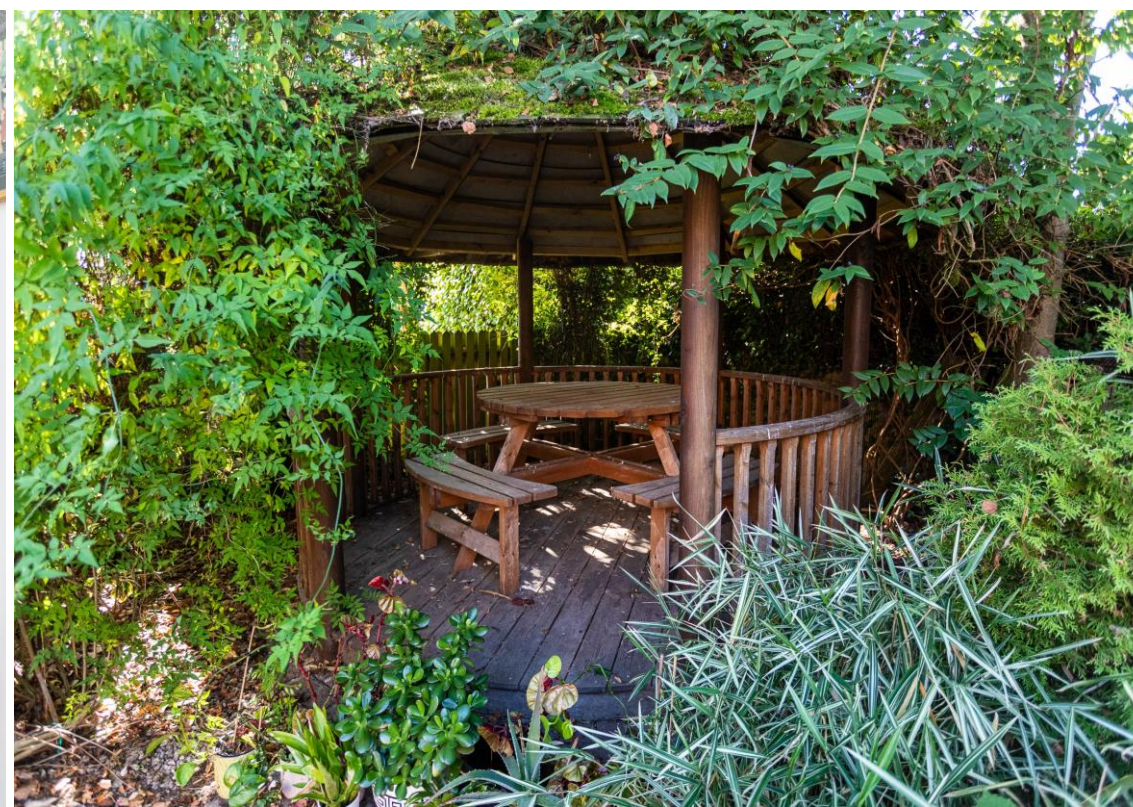




4 Freshwater Drive, Wychwood Park, Weston CW2 5GR

**CHESHIRE
LAMONT**



A handsome and imposing three storey detached executive home within large established gardens in a sought-after position upon Wychwood Park affording substantial and delightfully arrayed accommodation of significant appeal. Reception hall, dining room, living room, cloakroom, open plan family dining kitchen, garden room and utility room. Stunning master bedroom suite with three balconies, dressing room and en-suite bathroom, three further bedrooms and family bathroom. Two second floor bedrooms, one with en-suite shower room, family bathroom and large storage room/office. The property in total offers approximately 4200 sqft plus space. Driveway with detached double garaging and attractive landscaped gardens with countryside views. NO CHAIN.

- A handsome and imposing executive home enjoying extensive accommodation arrayed over three floors
- Within a most prestigious and highly sought after position upon Wychwood Park
- Standing in a larger than usual plot, established gardens, large driveway and detached double garage
- Three balconies benefiting from far-reaching countryside views
- Vaulted master bedroom with balconies, en-suite bathroom and dressing area
- Three further first floor bedrooms and Jack & Jill family bathroom
- Second floor bedroom with en suite, further bedroom, bathroom and large storage room/office
- Superb open-plan kitchen with galleried entertaining/family room
- Three further reception rooms, utility room and cloakroom
- NO CHAIN



Agents Remarks

This superbly appointed and situated detached house stands in a highly favoured position upon Wychwood Park and provides well arrayed and appointed accommodation with delightful countryside and golf course views. 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 renowned for its pleasant villages and sporting pursuits and proximity to the HS2 northern hub.

Property Details

An imposing wooden front door with partially opaque sectional double glazed surround leads to;

Reception Hall 16' 9" x 7' 3" (5.10m x 2.20m)

A bright and welcoming entrance to the property with high double-glazed windows, a galleried balcony to the first floor creating an impressive first impression, tiled flooring benefiting from underfloor heating, spindled staircase ascending to first floor, under stairs cupboard incorporating shelving and tall solid American walnut wood double doors lead to:

Dining Room 14' 2" x 10' 7" (4.32m x 3.23m)

A versatile reception room offering a variety of potential uses with sectional double-glazed windows to front elevation.

From the Reception Hall a tall solid American walnut wood door leads to:

Cloakroom

With pedestal wash basin, tiled flooring, W/C and double glazed window to side elevation.

From the Reception Hall a tall solid American walnut wood door leads to:

Living Room 18' 11" x 13' 7" (5.77m x 4.14m)

A well-proportioned room with Oak flooring, three double-glazed windows to front and side elevations, gas fire with marble surround and a tall American solid walnut wood door leads to:

Garden Room/Conservatory 11' 7" x 12' 0" (3.52m x 3.66m)

With tiled flooring, uPVC sectional glazed roof, French doors leading to patio and providing delightful aspects over the mature gardens and



tall solid America walnut wood doors open to steps descending to Entertaining/Family Room.

From the Reception Hall a tall solid American walnut wood door leads to:

Kitchen with galleried area to Entertaining/Family/Dining Room

This superb area of the property is ideal for entertaining and dining and provides an outstanding versatile space.

Spacious Kitchen 13' 9" x 16' 2" (4.18m x 4.94m)

A comprehensively appointed kitchen with a range of base and wall mounted units comprising cupboards and drawers, built-in wine rack, tiled flooring, recessed ceiling lighting, built-in dishwasher, double sink with mixer tap, internal window overlooking Garden Room, space for American fridge/freezer, Zanussi oven with five ring gas hob and chimney extractor fan over, galleried area overlooking Entertaining/Family area, tall American solid walnut wood door to Utility Room and stairs descend to:

Entertaining/Family/Dining Room 13' 2" x 32' 4" (4.01m x 9.85m)

A superb, spacious, modern entertaining/family area providing an executive central living space with double height ceiling and must be seen to be fully appreciated. Five sectional glazed double glazed wooden windows and French doors provide lovely views of the garden and open countryside beyond.

From the Kitchen a tall solid American walnut door leads to:

Utility 8' 6" x 7' 2" (2.60m x 2.19m)

With a range of base and wall mounted units, boiler, external door to side elevation, double glazed window to side elevation, space and plumbing for washing machine and tumble dryer, sink with mixer tap, extractor fan and tiled flooring.

First Floor Galleried Landing

With high double-glazed windows to the front elevation, storage cupboard incorporating pressure vessel and tall twin solid American walnut wood doors lead to:

Master Bedroom Suite

Dressing Room 17' 11" x 10' 5" (5.46m x 3.18m)

With wooden flooring, three large "Hammonds" built-in wardrobes fully fitted with shelving, space for dressing table, French doors lead to balcony and steps descend to:

Master Bedroom 12' 0" x 17' 10" (3.66m x 5.44m)

With double height vaulted ceiling with fully double-glazed elevation to the rear elevation, two further balconies providing South Westerly



aspects over the garden and encapsulate the views beyond and a tall solid American walnut wood door leads to:

En-suite Bathroom 12' 0" x 7' 2" (3.66m x 2.19m)

With tiled flooring and surround, twin wash basins, W/C, tiled bath with shower hose fitting, large enclosed shower, double glazed window and extractor.

Bedroom Two 12' 6" x 10' 7" (3.80m x 3.23m)

With "Hammonds" built-in wardrobe, vaulted ceiling, imposing double glazed window to front elevation and a tall solid American walnut wood door leads to:

Jack & Jill Family Bathroom 9' 11" x 10' 7" max (3.03m x 3.23m)

With laminate flooring, tiled bath incorporating shower hose fitting, W/C, wash basin, enclosed shower with extractor above, heated towel rail, double glazed window and a tall American solid walnut wood door leads to Landing.

From the Landing a tall solid American walnut wood door leads to:

Bedroom Five 11' 9" x 13' 9" (3.58m x 4.20m)

With "Hammonds" built-in wardrobes and double glazed window to front elevation.

Bedroom Six 9' 2" x 13' 9" (2.80m x 4.20m)

With double glazed windows providing dual aspect and "Hammonds" built-in wardrobe.

Second Floor Landing

A spindle staircase leads to a large second floor landing area with access to;

Bedroom Three 16' 11" x 13' 0" max (5.15m x 3.97m)

A large double bedroom with "Sharps" built-in wardrobes, skylight to rear elevation, double glazed window to front elevation and a tall solid American walnut wood door leads to:

En Suite Shower Room

Fully tiled with laminate flooring, enclosed shower, pedestal wash basin, W/C and loft space above.

Bedroom Four 10' 5" x 15' 6" (3.18m x 4.72m)

With wooden flooring, radiator and skylights.

Family Bathroom 10' 7" x 9' 9" (3.23m x 2.98m)

With tiled flooring, bidet, W/C, mounted wash basin, chrome heated towel radiator, skylight and Potter Whirlpool spa bath unit incorporating separate shower over.



Office/Storage Room

Fully fitted with "Sharps" desk and range of shelving, strip light and natural light tube.

Externally

To the front of the property, a laurel hedge screens the front lawn and block paved driveway with parking for multiple vehicles. Wooden fencing and three side gates provide security and access to the rear garden. The professionally landscaped wrap around garden benefits from a hot tub and granite edging with weed proofing for the borders which is well stocked. There are several mature trees to give you privacy, a summer breeze house in one corner and a rockery garden with a water feature in the other. There are several granite patios providing lovely seating areas and power supply to the garden with some external lighting in place.

Double Garage 22' 3" x 20' 0" (6.77m x 6.09m)

With twin up and over doors, pedestrian door to side and high-pitched roof.

Services

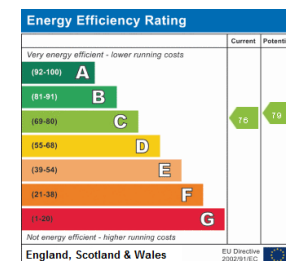
All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

Strictly by appointment only via 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 right hand side.



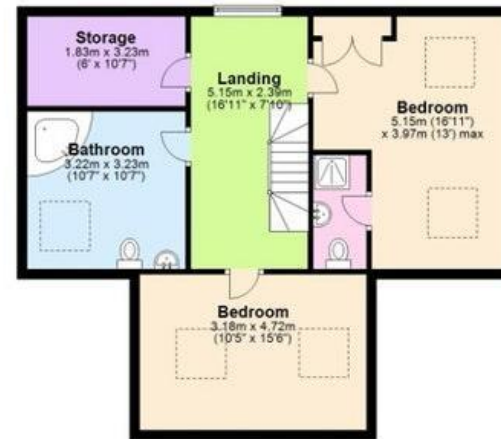
Ground Floor
Approx. 180.3 sq. metres (1940.9 sq. feet)



First Floor
Approx. 112.9 sq. metres (1215.4 sq. feet)



Second Floor
Approx. 65.9 sq. metres (709.1 sq. feet)





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.

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