



“Moss View”, Gravenhunger Moss, Woore CW3 9SW





An outstanding individual detached residence of exceptional style and appeal set in approximately 4 acres of delightful woodland grounds and gardens affording lovely aspects over a private lake upon the periphery of Woore village and providing luxurious accommodation and features throughout. Viewing highly recommended.

- An outstanding and highly individual detached country residence
- Of exceptional design and contemporary style throughout
- Appointed and presented to the highest of standards with superb features
- In a lovely rural setting within easy walking distance of Woore village centre
- Off a quiet no through lane containing a small number of well spaced detached properties
- Overlooking a private lake and woodland standing in 4 acres or thereabouts
- Master bedroom with balcony enjoying superb aspects and luxurious en-suite
- Three further bedrooms, further en-suite and luxurious main bathroom
- Outstanding reception accommodation with stunning lounge and open plan living family dining kitchen
- Private gated approach, large driveway, substantial patio areas and detached double garaging
- Viewing highly recommended

Agents Remarks

Moss View is an exceptional detached house that has been comprehensively enhanced and improved over the years and exudes significant qualities and style throughout. The property is superbly situated in a convenient location with only a 20 minute drive to the historic villages of Nantwich and Audlem and easy reach of Crewe mainline train station offering regular services to major cities such as Liverpool, Manchester, Birmingham and London. Access to the M6 junctions 15 and 16 are only a 20 minute drive allowing a quick and easy one hour drive to Chester, Liverpool, Manchester and Birmingham. The local area benefits from lovely rural villages and country walks and is situated close to Bridgemere Garden Centre, Onneley Golf and Cricket Club, boating at Doddington Lake and highly regarded gastro pubs.



Property Details

A most impressive entrance stands to the front of the property and splayed stone capped pillared gates incorporate remote controlled electrically operated wrought iron gates allowing access over a large gravel driveway. A large stone paved area stands to the front of the property and leads to:

Covered Porch

With an Oak panelled door allowing access to:

Entrance Vestibule

With an opaque glazed window, attractive Amtico tiled flooring and an opaque glazed door leads to:

Reception Hall 11' 11" x 7' 8" (3.63m x 2.33m)

A glorious hallway with ornate Amtico flooring throughout, glazed staircase ascending to first floor galleried balcony, under stairs cupboard, recessed ceiling lighting and double opaque doors lead to:

Lounge 23' 2" x 17' 10" (7.05m x 5.44m)

A stunning reception room with outstanding aspects over two elevations enjoying views over the rear pond and rear gardens, large central fireplace to gable elevation with a wall mounted rebated contemporary living flame gas fire, uPVC double glazed bay windows to either side incorporating fitted plantation shutters, fitted media wall, Amtico flooring, contemporary radiators, uPVC double glazed doors to South elevation, uPVC double glazed doors to garden elevation and uPVC double glazed doors within full width windows to patio elevation.

From the Reception Hall a panel door leads to:

Cloakroom

With a wall mounted wash basin, WC, tiled flooring, radiator and uPVC double glazed window.

From the Reception Hall a panel door leads to:

Study/Home Office 9' 3" x 7' 6" (2.83m x 2.28m)

With a uPVC double glazed window, fitted office furniture incorporating units, cupboards, drawers and shelving, tiled flooring and radiator.

From the Reception Hall a panel door leads to:

Snug/Library 13' 3" x 12' 10" (4.05m x 3.90m)

With uPVC double glazed doors affording fine views to side gardens, contemporary radiator, fitted shelving and cupboards, coved ceiling and a panel door leads to:



Home Gym 13' 3" x 7' 5" (4.05m x 2.26m)

With radiator, uPVC double glazed windows to two elevations, full height fitted mirror and attractive plank effect flooring.

From the Reception Hall a panel door leads to:

Glorious Open Plan Living Family Dining Kitchen 35' 7" x 15' 7" max (10.85m x 4.74m max)

A stunning room of exceptional style and design.

Substantial Vaulted Living Area

With Velux windows to two elevations, six panel bi-folding doors to garden elevation, three panel bi-folding doors to a covered sheltered patio area, herringbone wood block effect Amtico flooring with underfloor heating and an Oak panel door leads to outside storage area.

Kitchen Area

Comprehensively equipped with a stunning range of high quality contemporary mat grey fronted base units beneath Corian moulded working surfaces, underslung one and a half bowl sink unit with mixer tap and waste disposal, integrated wine rack, integrated dishwasher, integrated recycling and bin drawer, integrated compost waste bin, built-in NEFF microwave, built-in NEFF electric oven, integrated NEFF fridge, large dining peninsular dining island incorporating an Elica induction hob with a in-built extractor fan wall mounted contemporary radiators, herringbone wood block effect Amtico flooring, lovely aspects over the gardens and courtyard and an opaque glazed door leads to:

Utility Room 11' 1" x 8' 3" (3.39m x 2.52m)

With Corian moulded working surfaces, four wall mounted cupboards with cupboards above, base units, single drainer sink unit with mixer tap and waste disposal, plumbing for washing machine, complimentary upstands, uPVC double glazed window to South elevation, oil fired central heating boiler, Amtico tile effect flooring and space for American fridge freezer within pantry surround.

Handsome Full Glazed First Floor Galleried Landing

With window seats to East elevation incorporating storage, windows with fitted blinds providing outstanding views over open countryside, radiator, wall light point and a panel door leads to:

Master Bedroom 18' 4" x 15' 1" (5.59m x 4.61m)

A stunning principal bedroom suite with outstanding aspects over gardens and lake elevations, uPVC double glazed doors to Juliet balcony overlooking private rear gardens, two uPVC double glazed windows to front elevation, ceiling incorporating air conditioning heating and cooling system, recessed ceiling lighting, spacious walk-in wardrobe with sliding screens to front and a panel door leads to:



En-Suite Bathroom 12' 1" x 10' 4" (3.69m x 3.14m)

With a handsome double ended tiled bath enclosed within marble surround, star lighting to ceiling incorporating further recessed ceiling lighting, enamel wash basins within attractive marble surround with drawers and shelving beneath, tiled flooring and a step ascends to:

Shower Area

With a tiled wet floor shower area, overhead rain shower, contemporary radiator with fitted mirror, WC, wall mounted cupboards and tiled surround.

Bedroom Two 11' 2" x 10' 3" (3.40m x 3.13m)

With uPVC double glazed doors to Juliet balcony overlooking attractive gardens and countryside beyond, radiator, recessed ceiling lighting and a panel door leads to:

En-Suite Shower Room 10' 3" x 5' 0" (3.13m x 1.52m)

With a large walk-in steam shower incorporating in-built lighting and speaker system, vanity wash basin with cupboards beneath, WC, uPVC double glazed window, recessed ceiling lighting and tiled flooring.

Dressing Room/Bedroom Three 12' 2" x 11' 5" (3.72m x 3.49m)

Superbly appointed with fitted wardrobes incorporating railing and shelving behind sliding screens to front, fitted vanity unit incorporating cupboards, drawers and integrated sink, attractive light Oak plank effect laminate flooring, uPVC double glazed window to South elevation, contemporary radiator, access to roof space and recessed ceiling lighting.

Contemporary Bathroom 9' 2" x 5' 5" (2.79m x 1.65m)

Delightfully appointed with a raised tiled panel bath, wall mounted mirror, deep Japanese soak bath, large enamel sink upon Oak stand with wall mounted mixer tap, tiled flooring, tiled walls, extractor fan, ceiling mounted solar tube and WC.

Bedroom Four 13' 5" x 11' 11" (4.10m x 3.62m)

A light and airy room with lovely aspects over the gardens to two elevations via two uPVC double glazed windows, contemporary radiator, coved ceiling and recessed ceiling lighting.

Externally

"Moss View" stands in a wonderful private location and is approached over a gated pillared driveway which leads to the property and provides lovely aspects over the lake, the house, garden and woodlands. The driveway continues to a detached double garage and the gardens that were originally designed by RHS gold medal winners continue to the side and rear of the property and are impeccably landscaped and incorporate a supreme abundance of specimen trees, plants and shrubs. The gardens and woodlands include an ornamental pond, large lake and walks through its private woodland grounds.



Detached Double Garage 19' 5" x 16' 4" (5.91m x 4.97m)

With twin up and over doors, light, power and side personal door.

Tenure

Freehold.

Services

Oil fired central heating, mains water and electricity, septic tank drainage (not tested by Cheshire Lamont).

Directions

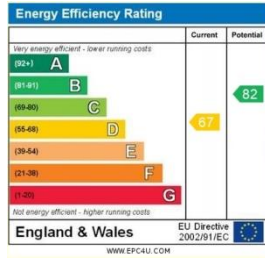
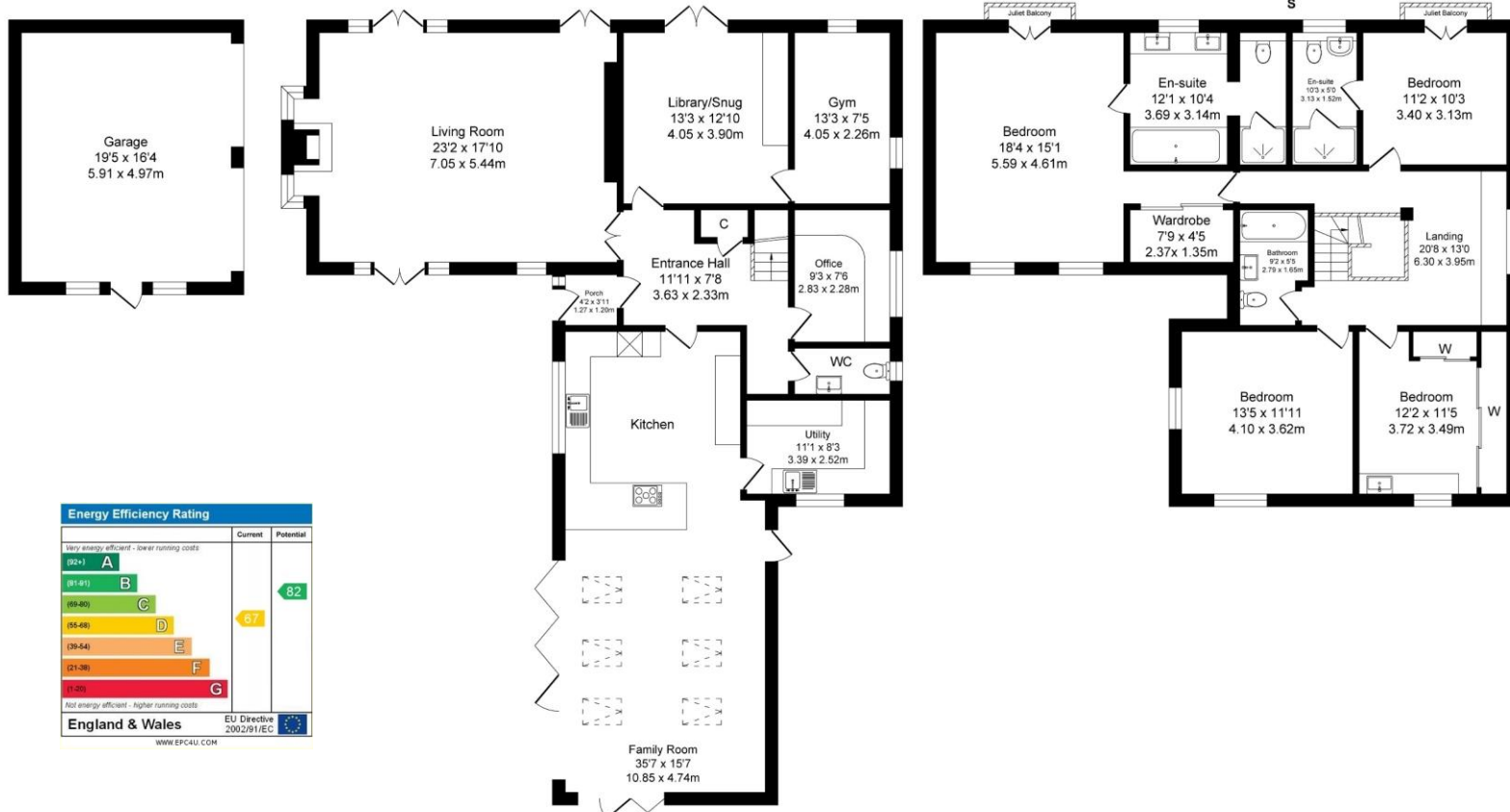
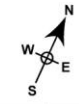
Proceed out of Nantwich along London Rd/B5074, turn right at the traffic lights onto Elwood Way and left to continue along London Road/A51. Continue along London Road until you reach Bridgemere Garden Centre shortly after which you will enter the village. Turn left at the crossroads onto A525 towards Madeley. After leaving the village of Woore continue up the hill and turn left at the sign for Gravenhunger Moss and Moss View is the first property on the left hand side.



Moss View

Total Approx. Floor Area 3157 Sq.ft. (293.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 315 Sq.Ft (29.3 Sq.M.)

Ground Floor
Approx. Floor Area 1621 Sq.Ft (150.6 Sq.M.)

First Floor
Approx. Floor Area 1221 Sq.Ft (113.4 Sq.M.)





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