



12 Wychwood Park, Wychwood Park, Weston CW2 5GP

CHESHIRE  
LAMONT







A superbly situated and deceptively spacious five bedroom detached residence of considerable appeal within a highly favoured position upon Wychwood Park benefiting from delightful aspects and surroundings affording well arrayed and appointed accommodation over two floors. Adjoining double attached garage, large double width driveway, attractive landscaped gardens and pleasant aspects. NO CHAIN. Viewing recommended.

- A superior and deceptively spacious detached residence
- Situated on Wychwood Park in a fine location with attractive surroundings
- Standing within a pleasant select cul-de-sac position in a highly favoured location upon The Park
- Affording well arrayed and appointed accommodation of character
- With double width entrance drive, double attached garage, attractive landscaped gardens
- Large reception hall with curved staircase, spacious lounge, vaulted sitting room
- Fully appointed open plan family dining kitchen, separate dining room, laundry room, cloakroom
- Master bedroom with en suite bathroom and walk in dressing area with a range of fitted wardrobes
- Bedroom two with en-suite shower room, three further bedrooms, family bathroom
- Early completion available with NO CHAIN

#### Agents Remarks

This superbly appointed and situated superior detached residence stands in a highly favoured position upon Wychwood Park and provides well arrayed and appointed accommodation of character. The Park is highly prized for it's 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. The nearby historic market town of Nantwich is a short distance away. Dating back to Roman times the town boasts a wealth of buildings second only to Chester in the county of Cheshire for its number of period and listed buildings. There are a superb range of boutique shops, bars and restaurants, indoor market hall and a train station.

#### Property Details

From the block paved double width driveway a paved path and steps lead through a front garden area with a railed low wall and the path continues to:

#### Large Enclosed Porch

With raised tiled floor, uPVC double glazed window to side elevation and a panel door leads to:

#### Reception Hall 18' 6" x 12' 10" (5.65m x 3.92m)

A glorious spacious entrance to the property with an attractive curved staircase ascending to first floor galleried landing with an exposed Oak rail and spindled staircase, radiator, coved ceiling and a panel door leads to:

#### Cloakroom

With pedestal wash hand basin, WC, half tiled walls, radiator and extractor fan.

From the Reception Hall a panel door leads to:

#### Lounge 13' 5" x 21' 2" (4.10m x 6.44m)

With two sectional double glazed windows to front elevation, double glazed window to side elevation, chimney breast incorporating a log burning stove and two radiators.

From the Reception Hall steps descend to:

#### Sitting Room 13' 7" x 15' 3" (4.14m x 4.66m)

A superb room with a high vaulted ceiling, central chimney breast incorporating stone effect fireplace surround and raised marble hearth with living flame gas fire, radiator, three wall light points and double glazed double doors to rear patio with double glazed windows to either side.

From the Reception Hall a panel door leads to:

#### Dining Room 14' 3" x 9' 9" (4.34m x 2.96m)

With radiator, sectional double glazed window to rear elevation overlooking rear gardens and coved ceiling.

From the Reception Hall a panel door leads to:





**Large Open Plan Family Dining Kitchen 22' 6" x 12' 11" (6.87m x 3.93m)**

Comprehensively equipped with a superb range of base and wall mounted units comprising cupboards and drawers beneath granite working surfaces, large five ring hob with chimney extractor hood over, integrated dishwasher, integrated electric oven, windows to side and rear elevations and underslung single drainer one and a half bowl sink unit with mixer tap. The dining area benefits from double glazed double doors to side gardens with double glazed window to side, radiator, tiled flooring throughout and a panel door leads to:

**Laundry Room 9' 4" x 5' 9" (2.84m x 1.76m)**

Fully equipped with base and wall units, gas fired central heating boiler, plumbing for automatic washing machine, single drainer sink unit with mixer tap, radiator and double glazed door to outside.

**First Floor Galleried Landing**

With coved ceiling, radiator and a panel door leads to:

**Master Bedroom 21' 2" x 13' 5" (6.44m x 4.10m)**

With double glazed window, radiator, television aerial point, coved ceiling and open access leads to:

**Dressing Area**

With four built in double wardrobes incorporating railing and shelving and coved ceiling.

From the Bedroom a panel door leads to:

**En-Suite Bathroom 9' 7" x 9' 10" (2.91m x 3.00m)**

With panelled bath, pedestal wash hand basin, WC, large walk-in shower cubicle incorporating sliding screen door and tiled enclosure, double glazed window, recessed ceiling lighting and radiator.

**Bedroom Two 11' 5" x 11' 5" (3.48m x 3.47m)**

With radiator and double glazed window to side elevation, coved ceiling and a panel door leads to:

**En-Suite Shower Room**

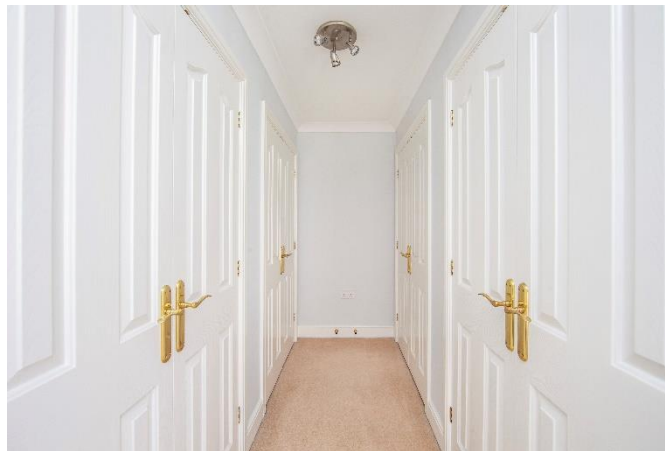
With large walk-in shower cubicle incorporating tiled enclosure, radiator, pedestal wash hand basin, WC, double glazed window to rear elevation and half tiled walls.

**Bedroom Three 15' 3" x 9' 5" (4.65m x 2.86m)**

With coved ceiling, double glazed window, radiator and two double fitted wardrobes incorporating railing and shelving.

**Bedroom Four 10' 7" x 7' 4" (3.22m x 2.24m)**

With radiator and double glazed window.



**Bedroom Five 7' 9" x 6' 7" (2.36m x 2.00m)**

With radiator and double glazed window.

**Bathroom**

With panelled bath, large walk-in shower cubicle incorporating tiled enclosure, half tiled walls, pedestal wash hand basin, WC, radiator and double glazed window.

**Externally**

The house occupies a delightful situation within a small Crescent upon Wychwood Park and is fronted by a maturing woodland area and benefits from attractive aspects to the rear with established bordered rear gardens adjoining open green space. The gardens at the rear are well appointed and landscaped with tiered garden areas benefiting from a raised decked terrace area, ornamental waterfall pond, extensive paved patios, lawned garden area, flowerbeds and borders. A large paved courtyard area stands to the side of the property and to the front is a large wide block paved entrance drive with established front gardens.

**Attached Double Garage 17' 8" x 18' 11" (5.38m x 5.76m)**

With remote controlled electrically operated twin up and over doors, door to rear, window to rear and overhead storage provisions.

**Tenure**

Freehold with a £1300 per year maintenance charge (approx).

**Services**

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

**Viewings**

Strictly by appointment only via Cheshire Lamont.

**Directions**

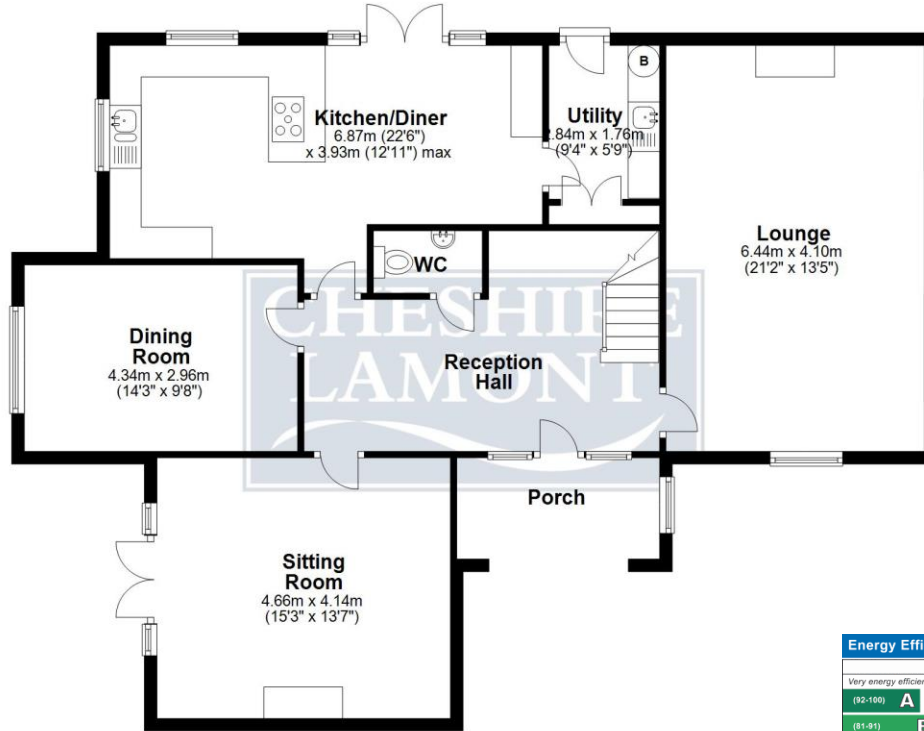
From Nantwich proceed along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the roundabout in the direction of Keele. Turn right at the next roundabout into Wychwood Park.





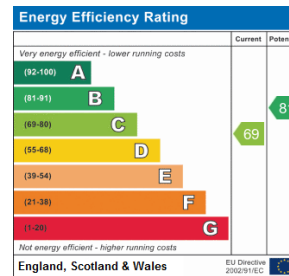
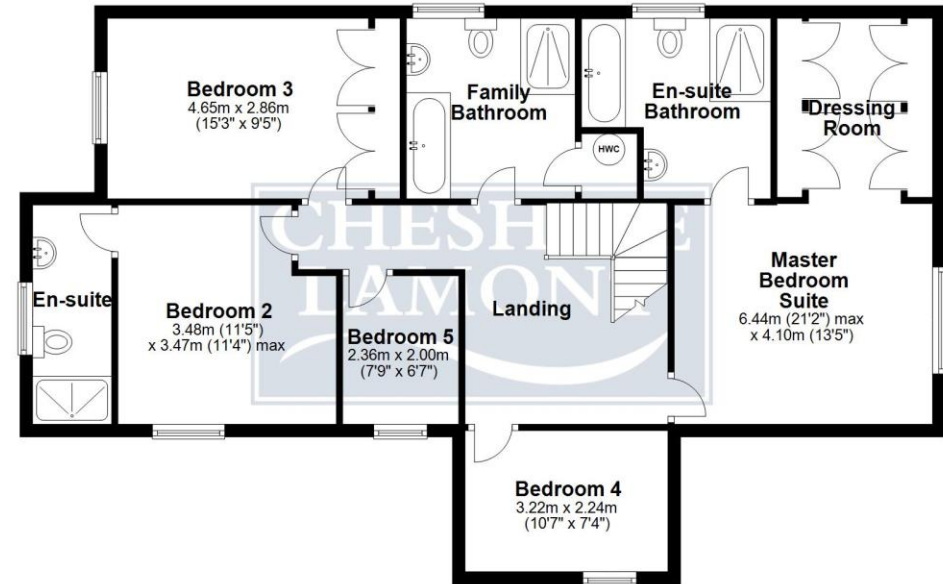
### Ground Floor

Approx. 112.7 sq. metres (1213.0 sq. feet)



### First Floor

Approx. 96.0 sq. metres (1033.5 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.

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

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