



14 Wychwood Park, Wychwood Park, Weston CW2 5GP

CHESHIRE
LAMONT



A very fine and impressively designed and recently renovated four bedroom unique and individual detached family residence in a prominent position upon the prestigious Wychwood Park benefiting from an attractive approach off a tranquil Crescent and standing in walled landscaped gardens bordering woodland areas and affording a substantial driveway, two storey detached double garage with a self-contained apartment over. NO CHAIN. Viewing highly recommended.

- A highly appealing and most individual detached family home
- In a superb position on the highly regarded Wychwood Park
- Four bedroom, 3.5 bathrooms with an additional fifth guest bedroom and en-suite in the detached granny annex above double garage
- Large driveway and approach over a Crescent to a large private drive
- Recently re-appointed and enhanced to a very high standard
- Attractive reception hall, lounge with fireplace, dining room and fully appointed family dining kitchen with living area
- Very useful and versatile separate first floor one bedroom suite
- Master bedroom with dressing area and en-suite shower room, three further bedrooms, Jack and Jill en-suite and family bathroom
- Upon a gated premium residential estate with a PGA standard golf course
- NO CHAIN, early viewing recommended

Agents Remarks

14 Wychwood Park enjoys a most attractive position within walled gardens in a highly favoured position on this most sought after and well regarded gated residential development that has now developed fully and is maturing after 25 years into being a wonderful location to reside. 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

Steps lead to handsome double doors allowing access to:

Glorious Reception Hall

With an oak railed spindle staircase ascending to first floor galleried landing, Amtico herringbone oak effect flooring, coved ceiling, uPVC double glazed window to front elevation, radiator, panel door to under stairs cupboard incorporating railing and shelving and a panel door leads to:

Lounge 21' 2" x 13' 5" (6.45m x 4.10m)

A superb reception room with delightful aspects to two elevations via uPVC double glazed windows to front and uPVC double glazed windows and uPVC double glazed doors to rear, attractive fireplace with living flame gas fire inset within surround, coved ceiling and radiator.

From the Reception Hall a panel door leads to:

Cloakroom

With WC, wash basin with cupboards beneath, radiator and uPVC double glazed window.

From the Reception Hall sectional glazed panel doors lead to:

Dining Room 9' 4" x 14' 3" (2.84m x 4.34m)

With coved ceiling, radiator and uPVC double glazed window overlooking rear gardens.

From the Reception Hall a panel door leads to:

Living Family Dining Kitchen 21' 2" x 14' 2" (6.45m x 4.33m)

Kitchen Area

Comprehensively equipped with a superb range of high quality base and wall mounted units, attractive quartz working surfaces, quartz



splashbacks and upstands, built-in double electric oven, integrated dishwasher, large dining island incorporating a NEFF four ring induction hob with built-in extractor, integrated microwave, underslung sink with mixer tap, handsome quartz topped window seat and sills, uPVC double glazed window to front elevation, recessed ceiling lighting and Amtico herringbone flooring.

Family Area

With attractive aspects over the rear gardens via uPVC double glazed doors and windows, radiator, recessed ceiling lighting, Amtico herringbone flooring and a panel door leads to:

Utility Room 12' 2" x 5' 7" (3.72m x 1.70m)

With a range of full height fitted cupboards, drawers, wall mounted cupboard incorporating a Worcester gas fired central heating boiler, plumbing for washing machine, underslung sink with mixer tap, uPVC double glazed window, radiator and uPVC double glazed door to outside.

First Floor Galleried Landing

With a uPVC double glazed window to front elevation, radiator, panel door to built-in airing cupboard, coved ceiling and a panel door leads to:

Family Bathroom 7' 10" max x 7' 5" (2.38m max x 2.25m)

With a panelled bath incorporating glazed screen and shower over, WC, vanity wash basin incorporating cupboards beneath, fitted mirror, chrome towel radiator and tiled flooring.

Bedroom Three 11' 5" x 11' 1" max (3.47m x 3.37m max)

With a uPVC double glazed to front elevation, radiator, coved ceiling and a panel door leads to:

Jack and Jill Shower Room 12' 3" x 5' 7" (3.73m x 1.70m)

With a large walk-in shower enclosure, pedestal wash basin, WC, part tiled walls, tile effect flooring, Velux window, recessed ceiling lighting, extractor fan and a panel door leads to:

Bedroom Two 9' 5" x 15' 7" (2.88m x 4.76m)

With a uPVC double glazed eaves window to rear elevation, radiator, coved ceiling, two built-in double wardrobes incorporating railing and shelving and a panel door to Landing.

Bedroom Four 7' 10" x 9' 9" (2.38m x 2.98m)

With a uPVC double glazed window to front elevation and radiator.



Master Bedroom Suite

Bedroom 12' 11" x 18' 8" max (3.93m x 5.70m max)

With a uPVC double glazed window to front elevation, radiator, coved ceiling, two built-in double wardrobes incorporating railing and shelving and open access leads to:

Dressing Area

With two built-in double wardrobes incorporating railing and shelving and a panel door leads to:

Contemporary En-Suite Shower Room 9' 5" x 8' 0" (2.88m x 2.43m)

Beautifully appointed with a vanity wash basin, WC, part tiled walls, uPVC double glazed window, large raised walk-in shower enclosure, chrome radiator and recessed ceiling lighting.



Externally

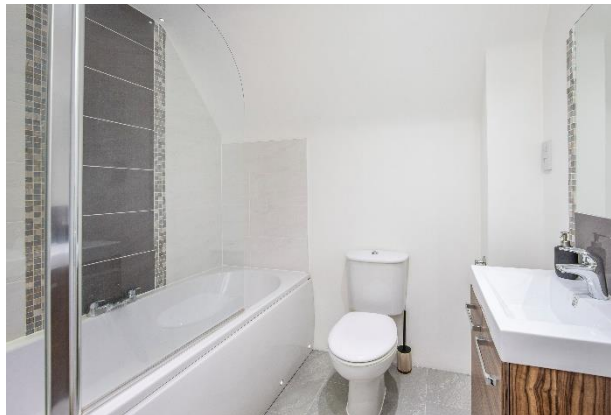
This fine house benefits from the most attractive position within large landscaped walled gardens and benefits from all day sunshine in various locations and incorporates delightful design and features within an abundance of plants, trees, and shrubs as well as paved and decked patio areas. The property enjoys very pleasant surrounding aspects and total privacy within the gardens.

Double Garage

With twin doors to front.

First Floor Self-Contained Apartment

Superbly converted, generous and versatile self-contained suite with living area and velux windows with en suite shower room, providing ideal space for guest accommodation, granny flat, teenager suite or home office.



Tenure

Freehold with a management charge of £1970 per annum.

Services

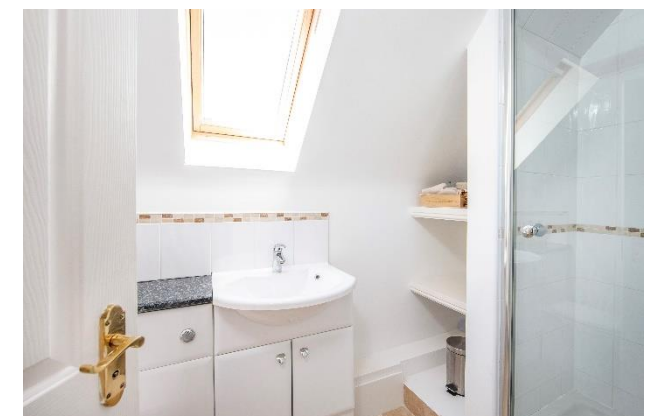
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

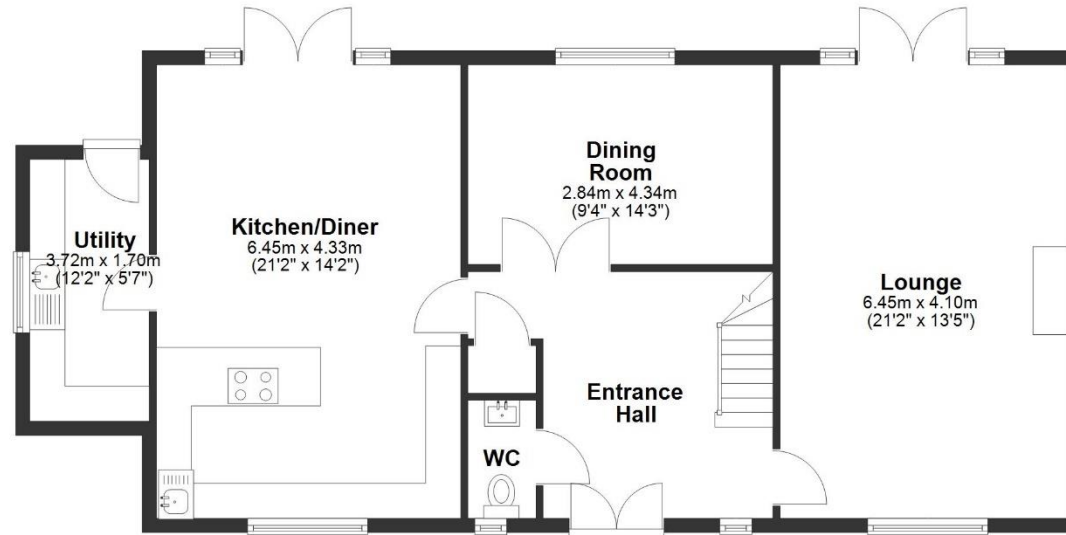
From Nantwich proceed along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the roundabout in the direction of Keele. Turn right at the next roundabout into Wychwood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





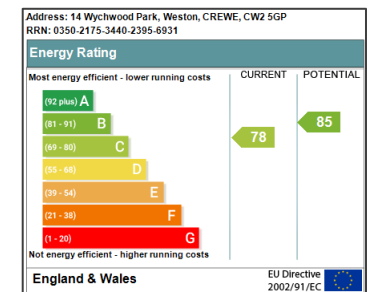
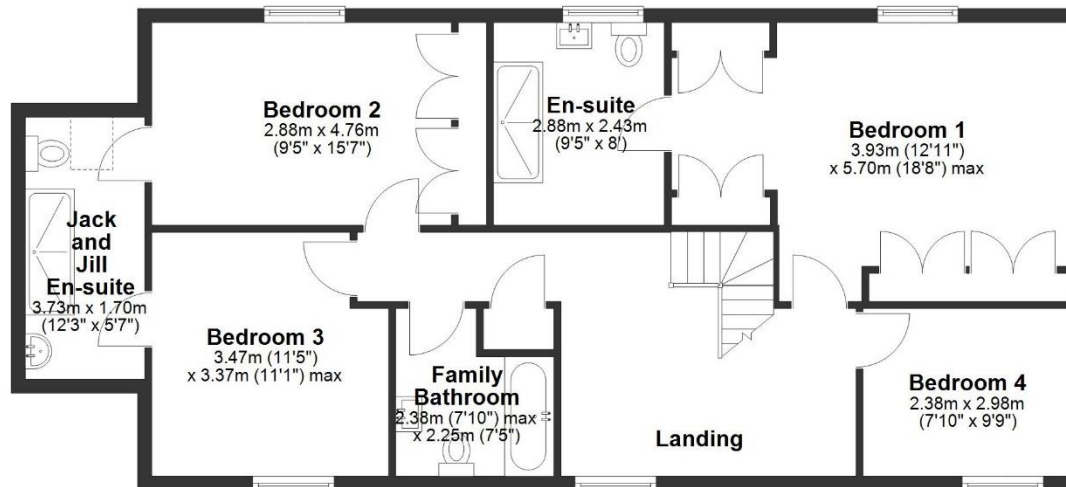
Ground Floor

Approx. 90.4 sq. metres (972.5 sq. feet)



First Floor

Approx. 91.0 sq. metres (979.3 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

Chestnut Pavilion
Tarporeley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441