



11 Chalfont Crescent, Wychwood Park, Weston CW2 5QT

CHESHIRE
LAMONT



Standing within a delightful tree-lined Crescent upon the prestigious Wychwood Park, a superbly designed and appointed bay fronted house of considerable character and appeal providing well appointed four bedroom accommodation benefiting from a large drive, driftway and garage. Viewing highly recommended.

- A most charming and superbly designed house of great appeal
- Standing in a fine and sought after position upon a delightful Crescent
- Situated on the prestigious Wychwood Park and nearby to excellent commuting links
- Delightfully appointed and presented throughout to a high standard
- Providing well arrayed accommodation of style and character
- Herringbone block driveway, garage and drift-way carport area
- Four bedrooms, two en-suite shower rooms, en-suite bathroom
- Attractive hall, open plan dining kitchen, lounge, cloakroom and laundry room
- Viewing highly recommended
- NO CHAIN

Agents Remarks

This fine bay fronted house overlooks a delightful mature crescent in a highly sought after position on the Park and provides ideal accommodation for downsizers and those with homes abroad. The property benefits from attractive aspects and lawned gardens with excellent parking facilities and is delightfully appointed and presented throughout. The Park is highly prized for its overall design and increasingly attractive setting with delightful maturing trees and open green areas within undulating countryside. The Park benefits 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 also 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

A herringbone block paved driveway leads from the front of the property to a remote controlled electrically operated up and over door to a driftway and from the drive a path leads to a patio area within neat laurel hedging enjoying pleasant aspects over the Crescent. A recessed porch with a uPVC double glazed composite door allows access to:

Reception Hall 15' 7" x 6' 9" (4.75m x 2.06m)

With tiled flooring, oak railed staircase to first floor, door to under stairs cupboard, radiator, moulded coved ceiling and a panel door leads to:

Cloakroom

With a double glazed window to front elevation, WC, pedestal wash basin, recessed ceiling lighting and radiator.

Lounge 15' 8" x 11' 4" (4.77m x 3.46m)

With a double glazed bay window to front elevation, two radiators, fitted shelving, recessed feature fireplace with oak mantel over, moulded coved ceiling, oak flooring and double panel doors lead to Family Dining Kitchen.

From the Reception Hall a panel door leads to:

Family Dining Kitchen 18' 5" x 12' 4" (5.62m x 3.75m)

Kitchen Area

Comprehensively equipped with a superb range of shaker style base and wall mounted units, Rangemaster kitchen range with filter canopy over, integrated dishwasher, underslung one and a half bowl sink with mixer tap, complimentary upstands, oven rack, integrated microwave, recessed ceiling lighting, double glazed window overlooking rear garden and tiled flooring.

Dining Area

With lovely aspects over the rear garden via double glazed windows and a double glazed panel door, radiator, doors to Lounge, recessed ceiling lighting and a panel door leads to:

Laundry/Utility Room 5' 11" x 5' 9" (1.81m x 1.76m)

With full height fitted units, pantry units, base units, underslung single drainer sink with mixer tap, plumbing for washing machine, space for



a vented tumble dryer, wall mounted cupboard incorporating a Valliant gas fired central heating boiler, double glazed window to rear elevation and a glazed panel door to driftway.

First Floor Landing

With access to loft, panel door to airing cupboard incorporating lagged cylinder and immersion and a panel door leads to:

Master Bedroom 12' 4" x 10' 6" (3.77m x 3.20m)

A delightful bedroom with Kardean white washed oak effect flooring, radiator, double glazed window to front elevation, two sets of built-in wardrobes, coved ceiling and a panel door leads to:

En-Suite Shower Room 9' 1" x 5' 5" (2.76m x 1.64m)

With pedestal wash basin, WC, double glazed window, chrome radiator, recessed ceiling lighting, part tiled walls and recessed shower cubicle.

From the Landing a panel door leads to:

Bedroom Two 15' 4" x 15' 2" (4.68m x 4.62m)

With a double glazed eaves window to front elevation, radiator, built-in double wardrobe and a panel door leads to:

En-Suite Shower Room (2) 9' 11" x 7' 3" (3.01m x 2.21m)

With pedestal wash basin, WC, part tiled walls, chrome towel radiator, recessed ceiling lighting and shower cubicle.

From the Landing a panel door leads to:

Bedroom Three 12' 5" x 11' 5" (3.79m x 3.47m)

With a double glazed window to rear elevation providing lovely aspects, radiator, built-in double wardrobe, built-in single wardrobe and a panel door to Bathroom.

From the Landing a panel door leads to:

Bathroom 11' 5" x 4' 6" (3.47m x 1.37m)

With a panelled bath incorporating central mixer tap, WC, pedestal wash basin, part tiled walls, fitted mirror, recessed ceiling, double glazed window and a panel door to Bedroom Three.

From the Landing a panel door leads to:

Bedroom Four 9' 1" x 6' 2" (2.77m x 1.87m)

With a double glazed window to rear elevation, full width and height wardrobes, attractive distressed flooring and radiator.



Externally

This handsome property stands in a lovely row of delightfully designed houses upon a tree-lined Crescent and benefits from attractive surrounding aspects and views within a fine position upon Wychwood Park. The house benefits from a large driveway, enclosed established gardens to the front and very pleasant lawned gardens at the rear which also includes an extensive paved patio, paths, flower beds and mature specimen trees.

Tenure

Freehold subject to a management charge.

Services

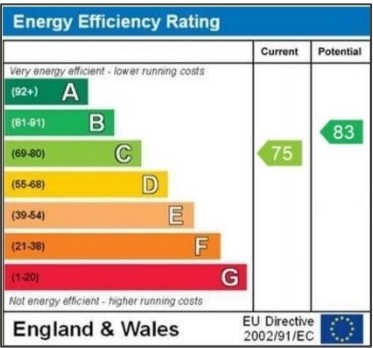
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

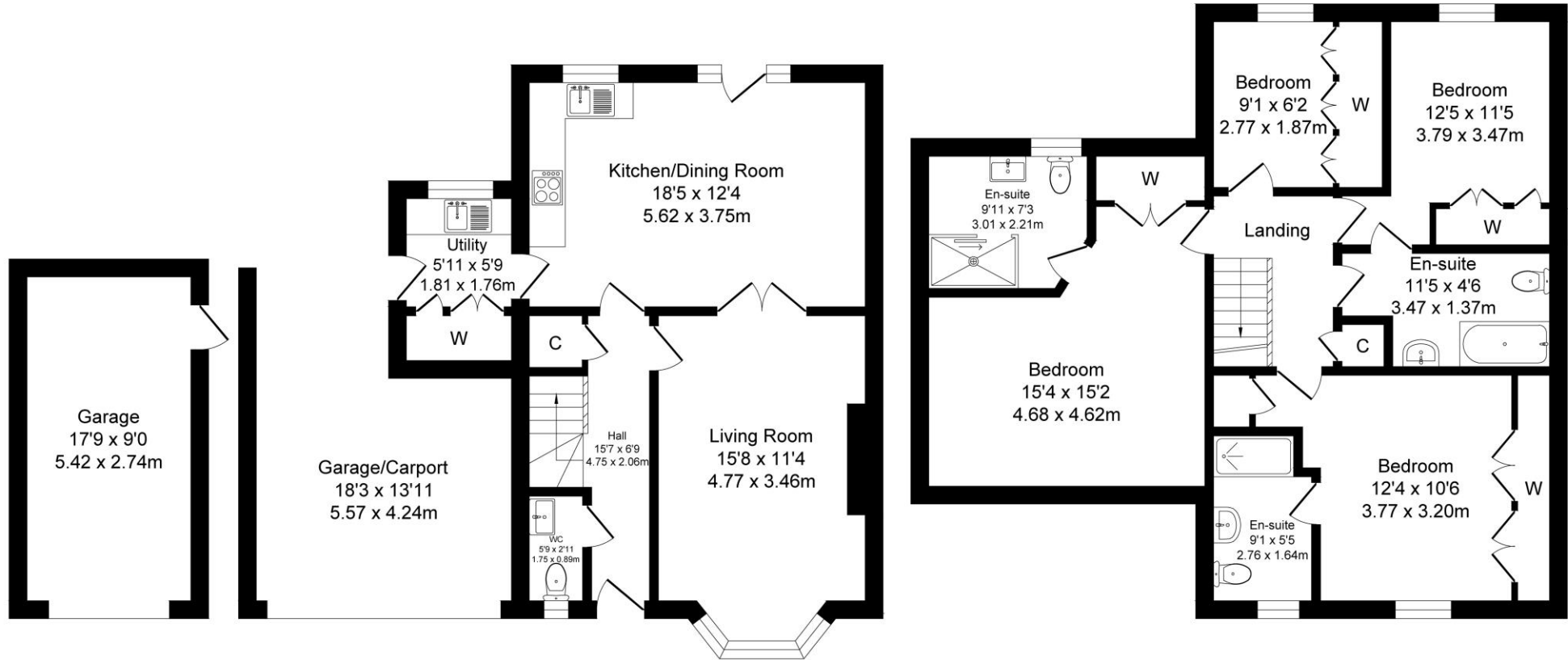
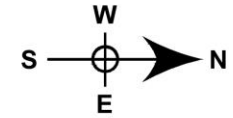
From Nantwich proceed along London Road and continue through the traffic lights. At the roundabout take the 3rd junction on the A500. Proceed through Shavington and Hough to the next roundabout and turn right in the direction of Keele. At the next roundabout turn right onto Wychwood Park. After the security barrier proceed through The Redlands to Connaught Brook and Chalfont Crescent will be found on the right hand side.



Chalfont Crescent

Total Approx. Floor Area 1623 Sq.ft. (150.9 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 159 Sq.Ft
(14.8 Sq.M.)

Ground Floor
Approx. Floor
Area 596 Sq.Ft
(55.4 Sq.M.)

First Floor
Approx. Floor
Area 868 Sq.Ft
(80.7 Sq.M.)





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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