



47 Freshwater Drive, Wychwood Park, Weston CW2 5GR

CHESHIRE  
LAMONT





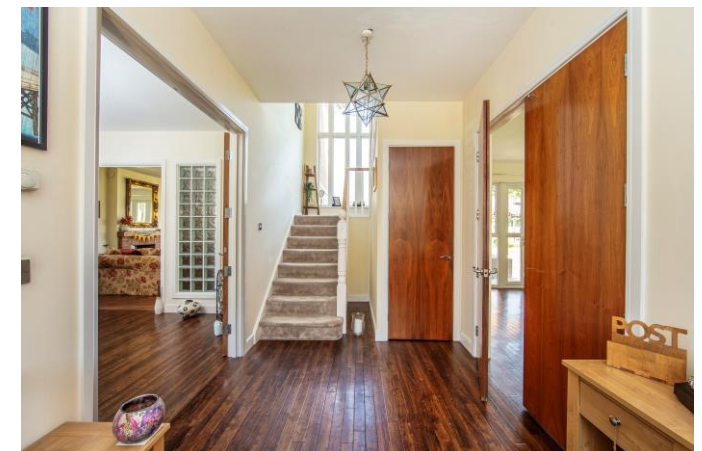


A supreme three storey six bedroom residence of outstanding proportions and style affording exceptional accommodation within a most prestigious position upon the renowned Wychwood Park standing in large established gardens providing superb features of impeccable design. Viewing highly recommended.

- A most impressive and handsome superior detached residence
- Affording outstanding original design and accommodation to 3700 sqft
- In a most prestigious position within grounds extending to almost 1/4 of an acre
- Situated upon the highly sought after Wychwood Park
- Providing exceptionally spacious reception and bedroom accommodation throughout
- Vaulted master bedroom with full glazed gable, balcony, en-suite dressing room and bathroom
- Balcony to bedroom two with en-suite bathroom, four further double bedrooms offering versatility
- Detached double garage, double driveway and impressive landscaped gardens with extensive lawns and established trees
- Impressive hallway with full glazed gable elevation, large living family dining kitchen, utility and cloakroom
- Study, dining room and stunning lounge enjoying superb aspects over the gardens
- Viewing highly recommended

#### Agents Remarks

This superior residence affords stunning original design of exceptional proportions and appeal and incorporates delightful features with high ceilings, oversized doors and doorways, vaulted ceiling to master bedroom and projecting railed balconies to both the master and second bedroom. Standing upon a plot extending to almost 1/4 of an acre and offering accommodation to 3700 sqft with a detached garage of 400 sqft this property is one of the largest of its type upon this most sought after Park. 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 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

The property benefits from a wide generous plot with a driveway leading to a double garage to the side of house and a paved path at the front leads to a handsome superior composite door inset within a uPVC double glazed surround which allows access to:

#### Attractive Spacious Galleried Reception Hall 22' 11" x 8' 1" (6.99m x 2.46m)

A stunning entrance to the property with Amtico flooring, a full height gabled elevation to the rear incorporating an oak railed spindle staircase ascending to first floor, door to understairs cupboard, radiator and a door leads to:

#### Cloakroom 7' 3" x 4' 2" (2.21m x 1.26m)

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

From the Reception Hall double doors lead to:

#### Dining Room 16' 9" x 10' 11" (5.11m x 3.34m)

With Amtico flooring, radiator, uPVC double glazed window to side elevation incorporating fitted plantation shutters, handsome high double doors with feature glazed brick surround to either side leading to Lounge and a door leads to:

#### Study 12' 2" x 7' 3" (3.71m x 2.21m)

With a uPVC double glazed window to front elevation incorporating fitted plantation shutters and radiator.

From the Dining Room high double doors lead to:

#### Lounge 20' 9" x 16' 10" (6.32m x 5.14m)

A delightful reception room of superb proportions with windows to three elevations, central Cheshire brick fireplace incorporating log burning stove upon recessed slate hearth, Amtico flooring, radiators, two uPVC double glazed double windows to side elevation incorporating fitted plantation shutters and full height uPVC windows incorporating double doors to side and rear elevations.





From the Reception Hall high double doors lead to:

**Open Plan Living Family Dining Kitchen 29' 7" x 16' 8" (9.02m x 5.09m)**

**Living Area**

Delightfully appointed with lovely aspects over attractive established rear gardens and patio via uPVC double doors within full width uPVC double glazed gabled windows, uPVC double glazed window to side elevation incorporating fitted plantation shutters, Amtico flooring, radiator and open access to:

**Kitchen Area**

With a superb range of shaker style base and wall mounted units, quartz working surfaces, integrated dishwasher, integrated fridge and freezer integrated microwave, integrated wine fridge, built-in twin electric ovens, five ring gas hob with ceiling mounted extractor over, underslung one and a half bowl sink with mixer tap, tiled flooring, uPVC double glazed window to side elevation incorporating fitted plantation shutters, recessed ceiling lighting and open access to:

**Dining/Sitting Area**

With a uPVC double glazed window to side elevation incorporating fitted plantation shutters, radiator, tiled flooring, recessed ceiling lighting and a door leads to:

**Utility Room 6' 9" x 6' 5" (2.05m x 1.95m)**

With base and wall mounted units, plumbing for washing machine, tiled flooring, single drainer one and a half bowl sink with mixer tap, uPVC double glazed window to front elevation incorporating fitted plantation shutters and a uPVC double glazed door to outside.

**First Floor Landing 16' 8" x 15' 0" (5.08m x 4.56m)**

With lovely aspects to front and rear elevations via uPVC double glazed windows, door to large airing cupboard incorporating cylinder system and shelving, spindle staircase ascending to second floor and a door leads to:

**Master Bedroom Suite 26' 1" x 17' 2" (7.96m x 5.23m)**

A stunning principal bedroom suite with outstanding aspects over parts of The Park via full height uPVC double glazed gabled elevation incorporating uPVC double glazed doors to large timber balcony, two uPVC double glazed windows to side elevations incorporating fitted plantation shutters, radiator and open access to:

**En-Suite Dressing Area**

With a superb range of full height and width fitted wardrobes, radiator and a uPVC double glazed window incorporating fitted plantation shutters.

**En-Suite Bathroom 13' 5" x 7' 6" (4.08m x 2.28m)**

With a tiled panel bath, half tiled walls, wall mounted wash basin,





WC, large walk-in wet floored shower area, uPVC double glazed window and recessed ceiling lighting.

**Bedroom Two 16' 11" x 11' 0" (5.15m x 3.36m)**

Delightfully appointed with superb aspects over beautiful countryside and Wychwood Park via uPVC double glazed gabled windows incorporating uPVC double doors to large timber balcony, uPVC double glazed window to side elevation, radiator, fitted wardrobes and a door leads to:

**En-Suite Bathroom 13' 3" x 7' 6" (4.05m x 2.28m)**

With a tiled panel bath, wall mounted wash basin, WC, half tiled walls, recessed ceiling lighting, attractive plank effect flooring, enclosed shower cubicle, radiator and uPVC double glazed window.

**Sitting Room/Bedroom Three 17' 0" x 12' 2" (5.19m x 3.71m)**

Beautifully appointed with lovely aspects over surroundings via uPVC double glazed double doors to Juliet balcony with uPVC double glazed windows to either side, uPVC double glazed window to side elevation incorporating fitted plantation shutters and radiator.

**Bedroom Four 16' 9" x 12' 0" (5.11m x 3.65m)**

With full height uPVC double glazed windows incorporating uPVC double glazed doors to Juliet balcony, fitted wardrobes and radiator.

**Second Floor Landing 13' 0" x 7' 11" (3.97m x 2.42m)**

With a fitted wardrobe providing additional storage, uPVC double glazed window and a door leads to:

**Bedroom Five/Guest Suite 15' 5" x 15' 1" (4.69m x 4.61m)**

With a uPVC double glazed window to front elevation, Velux window to side elevation, radiator, access to loft space and a door leads to:

**En-Suite Dressing Room 8' 7" x 4' 1" (2.62m x 1.25m)**

With full height fitted wardrobes.

From the Bedroom a door leads to:

**En-Suite Shower Room 12' 4" x 6' 5" (3.77m x 1.95m)**

With a large walk-in shower cubicle, tiled walls, pedestal wash basin, WC, tiled flooring, recessed ceiling lighting, Velux window and radiator.

**Bedroom Six/Gym 27' 9" x 15' 1" (8.47m x 4.60m)**

Outstanding versatile room providing superb recreational space with uPVC double glazed window to front elevation, Velux windows to side and rear elevations, recessed ceiling lighting, access to loft space and radiator.



**Externally**

The property benefits from stunning established gardens with an extensive lawned area within high fencing and established borders, large tiled paved patio and a further paved courtyard area stands to the side of the property with a door allowing access to a detached double garage.

**Detached Double Garage 20' 9" x 19' 2" (6.33m x 5.84m)**

With twin up and over doors, excellent overhead storage provision, light, power and personal door to side.

**Tenure**

Freehold - subject to a management charge.

**Services**

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

**Viewings**

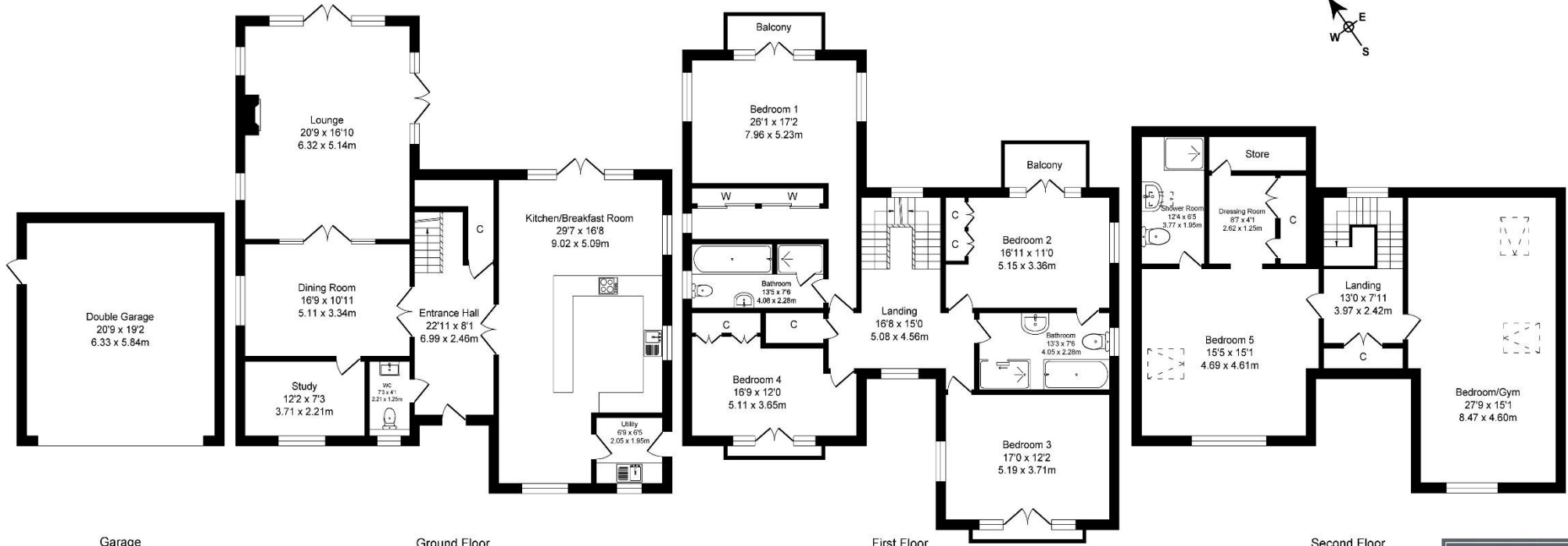
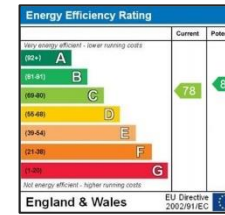
Strictly by appointment only via Cheshire Lamont.

**Directions**

Proceed out of Nantwich 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.

Freshwater Drive  
Total Approx. Floor Area 4120 Sq.ft. (382.9 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 397 Sq.Ft  
(36.9 Sq.M.)

Ground Floor  
Approx. Floor  
Area 1370 Sq.Ft  
(127.3 Sq.M.)

First Floor  
Approx. Floor  
Area 1288 Sq.Ft  
(119.7 Sq.M.)

Second Floor  
Approx. Floor  
Area 1065 Sq.Ft  
(99.0 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.

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

Chestnut Pavilion  
Tarporley  
Cheshire CW6 0UW  
Tel: 01829 730700

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