



17 Springwater Drive, Wychwood Park, Weston CW2 5FW

CHESHIRE
LAMONT



A simply exceptional and impeccably presented five bedroom bay fronted superior detached residence within large private landscaped gardens upon the highly regarded Wychwood Park providing attractively arrayed, stylish accommodation of considerable appeal. Viewing highly recommended.

- A most handsome bay fronted spacious detached residence
- In a fine sought after position within the prestigious Wychwood Park
- Presented and appointed throughout to an exceptional standard
- Beautiful private landscaped gardens to the rear, double width driveway and detached double garaging
- Galleried reception hall with stunning oak and glazed staircase, cloakroom and living room with bay and Inglenook
- Family room/snug, dining room and study
- Beautifully appointed kitchen and utility room
- Master bedroom with double doors to Juliet balcony enjoying lovely aspects over the gardens and luxurious en-suite
- Guest suite with dressing area and luxurious en-suite, three further bedrooms and contemporary family bathroom

Agents Remarks

This stunning property stands within The Park which 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 is a superb range of boutique shops, bars and restaurants, indoor market hall and a train station.



Property Details

A double width driveway leads to a detached double garage and an attractive paved path leads through lawned front gardens to a most impressive oak pillared canopy porch with a handsome sectional double glazed oak door allowing access to:

Reception Hall

A superb entrance to the property with a handsome central oak and glazed staircase ascending to first floor galleried landing, porcelain tiled flooring, oak door to deep cupboard, contemporary radiator, detailed architraving and coving and an oak door leads to:

Cloakroom

With a pedestal wash basin, WC, chrome towel radiator, uPVC double glazed window, tiled walls and porcelain tiled flooring.

From the Reception Hall an oak door leads to:

Study 6' 8" x 11' 2" (2.02m x 3.40m)

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

From the Reception Hall sectional glazed oak doors lead to:

Living Room 23' 11" x 12' 10" (7.29m x 3.92m)

Beautifully appointed with an attractive Inglenook fireplace incorporating a living flame gas fire upon hearth, uPVC double glazed windows to either side of Inglenook, uPVC double glazed bay window to front elevation, radiators, coved ceiling, oak doors to Dining/Family Room and uPVC double glazed doors with uPVC double glazed side panels to rear patio gardens.

From the Reception Hall an oak door leads to:

Snug/Family Room 13' 11" x 12' 10" (4.25m x 3.90m)

Enjoying lovely aspects over the rear gardens via uPVC double glazed doors with uPVC double glazed windows to either side, oak doors to Lounge, radiator and coved ceiling.

From the Reception Hall an oak door leads to:

Kitchen 16' 8" x 11' 2" (5.08m x 3.40m)

Impeccably appointed with a superb range of recently enhanced high quality base and wall mounted units, attractive marble working surfaces, large quartz topped central dining island incorporating cupboards, drawers and wine cooler beneath, five ring Rangemaster kitchen range with a Rangemaster filter canopy over, integrated dishwasher, underslung single drainer one and a



half bowl sink with mixer tap, American fridge freezer within surround, pantry cupboard, part tiled walls, porcelain flooring, recessed ceiling lighting, contemporary radiator and an archway leads to:

Dining Room 14' 9" x 12' 2" (4.49m x 3.70m)

Impressively appointed with lovely aspects to the front via a uPVC double glazed window, two uPVC double glazed windows to side elevation, coved ceiling and contemporary radiator.

From the Kitchen an oak door leads to:

Utility/Laundry Room 5' 10" x 12' 2" (1.77m x 3.70m)

With a range of base and wall mounted units, wall mounted cupboard incorporating a gas fired central heating boiler, single drainer sink with mixer tap, plumbing for washing machine, space for further appliances, oak door to outside, uPVC double glazed windows to side and rear elevations and tiled flooring.

First Floor Galleried Landing 6' 7" x 12' 10" (2.00m x 3.90m)

A lovely spacious landing with an attractive oak and glazed balcony surround, coved ceiling, access to loft, radiator, oak door to deep airing cupboard incorporating shelving and an oak door leads to:

Master Bedroom 14' 2" max x 12' 8" (4.31m max x 3.87m)

A lovely room with uPVC double glazed doors to Juliet balcony incorporating windows to either side overlooking delightful rear gardens, radiator, coved ceiling, range of full height fitted wardrobes and an oak door leads to:

En-Suite Shower Room 7' 2" x 12' 8" (2.18m x 3.85m)

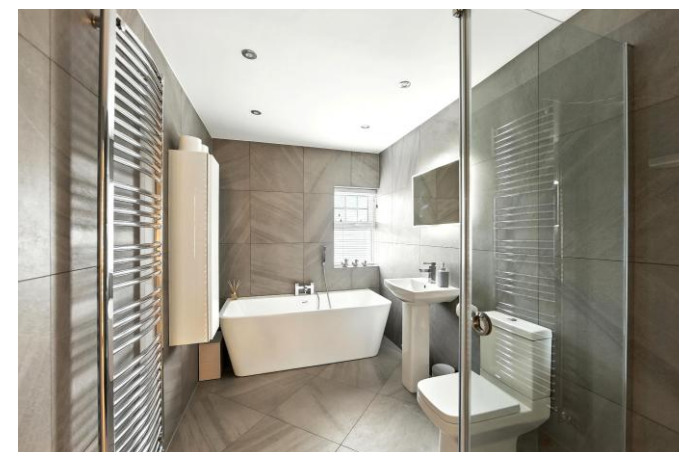
Superbly appointed with a large walk-in shower cubicle incorporating rain shower and additional shower attachment, vanity wash basin with drawers beneath, WC, recessed ceiling lighting, tiled display niche, fully tiled walls, tiled flooring, chrome towel radiator and uPVC double glazed window.

Guest Suite 13' 11" x 11' 5" (4.25m x 3.48m)

A superb guest suite with a uPVC double glazed window overlooking rear gardens, coved ceiling, contemporary radiator and an archway leads to:

Dressing Area

With a superb range of full height fitted wardrobes and an oak door leads to:



En-Suite Bathroom 9' 2" x 5' 6" (2.79m x 1.68m)

Beautifully appointed with a panel bath incorporating shower attachment, vanity wash basin with drawers beneath, WC, uPVC double glazed window, chrome towel radiator, recessed ceiling lighting and high quality distressed limed oak flooring.

Family Bathroom 6' 6" x 12' 10" (1.97m x 3.92m)

A stunning contemporary bathroom with a free-standing bath incorporating shower attachment, WC, pedestal wash basin, large walk-in shower cubicle incorporating rain shower and additional shower attachment, fully tiled walls, tiled flooring, recessed ceiling lighting, chrome towel radiator and uPVC double glazed window.

Bedroom Three 9' 8" x 12' 10" (2.94m x 3.92m)

With two uPVC double glazed windows to front elevation, fitted wardrobes, coved ceiling and two radiators.

**Bedroom Four 9' 8" x 8' 11" (2.95m x 2.73m)**

With a uPVC double glazed window to front elevation, radiator, coved ceiling and fitted wardrobes.

**Bedroom Five 7' 10" max x 11' 3" (2.39m max x 3.42m)**

With three uPVC double glazed windows to front elevation, radiator, coved ceiling and full width fitted wardrobe.

Externally

The residence stands upon a wide and extensive garden plot with lawned gardens extending to the front incorporating a double width driveway which leads to a detached double garage. The rear gardens are beautifully established with superb landscaped garden features including an extensive patio area, raised borders, lawned areas, water features and ornamental pond. The gardens benefit from extensive outdoor lighting which provides a superb ambience on summer evenings.

Detached Double Garage 18' 10" x 19' 7" (5.74m x 5.96m)

With twin up and over doors, light and power.

Tenure - Freehold with a yearly management charge of £1967.97.

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

Directions

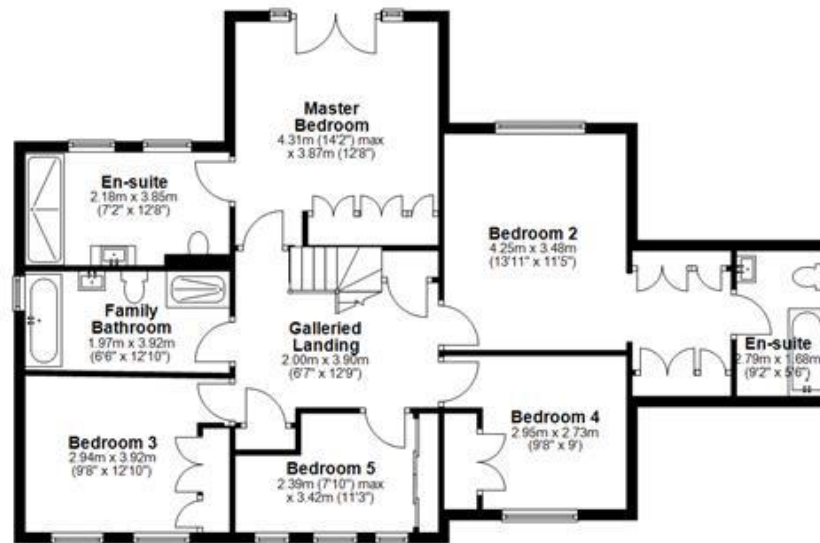
Proceed out of Nantwich along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the and turn right at the next roundabout into Wychwood Park, right into Ashbourne Drive and first left into Springwater Drive.



Ground Floor



First Floor



Floorplan layout and sizes are intended as a guide and do not form the basis of a contract. AGENTSplus.co.uk Copyright
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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