



9 Freshwater Drive, Wychwood Park, Weston CW2 5GR

CHESHIRE  
LAMONT







A most substantial and superior versatile six bedroom three storey contemporary styled detached family home providing impeccably arrayed and designed accommodation of significant appeal benefiting from exceptional elevations and aspects standing in a most sought after location with open country aspects to both the front and rear. Viewing highly recommended.

- A most substantial stylish three storey detached residence
- In a sought after prestigious position upon the renowned gated Wychwood Park development
- Within lovely large established gardens with superb aspects to both the front and rear
- Providing well appointed versatile accommodation
- Benefiting from a substantial driveway and integral double garaging
- Superb spacious reception hall, stunning open plan living family dining kitchen and utility room
- Lounge, study and cloakroom
- First floor master bedroom with balcony and en-suite wet floor shower room
- Bedroom Two with balcony and en-suite shower room, two further bedrooms and contemporary bathroom
- Extensive versatile second floor suite comprising two rooms, ideal for a variety of usages
- Viewing highly recommended

#### Agents Remarks

This superbly appointed and situated superior detached house stands in a highly favoured position upon Wychwood Park and provides well arrayed and appointed accommodation of character. 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.

#### **Property Details**

A substantial herringbone block paved driveway leads from the Vistas to an extensive car parking area to the front of the property that continues to an integral double garage. A paved path leads to handsome high double doors allowing access to:

#### **Superb Spacious Reception Hall**

A stunning entrance to the property with lovely aspects over paved courtyard via full height double glazed windows and doors, high ceilings, recessed ceiling lighting, double glazed window to side elevation, handsome oak railed staircase ascending to first floor with half landing and glazed gable, radiators, deep under stairs storage cupboard and a high door leads to:

#### **Inner Hall**

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

#### **Study 10' 8" x 8' 3" (3.26m x 2.52m)**

With double glazed doors within double glazed frame to courtyard elevation, double glazed window to side elevation and radiator.

From the Inner Hall a door leads to:

#### **Cloakroom**

With WC, wall mounted wash basin, oak flooring and part tiled walls.

From the Inner Hall a door leads to:

#### **Integral Double Garage 16' 9" x 12' 8" (5.10m x 3.86m)**

With double glazed windows, double glazed door to outside, light and power.

From the Reception Hall double doors with feature glazed brick walling to either side leads to:

#### **Lounge 13' 1" x 8' 8" (4.00m x 2.65m)**

Beautifully appointed with a fireplace within attractive marble surround upon recessed hearth, double glazed windows, double glazed double doors to rear gardens enjoying lovely aspects and radiator.

From the Reception Hall a door leads to:





### **Stunning Open Plan Living Family Dining Kitchen**

**Dining Area 11' 3" x 7' 9" (3.44m x 2.36m)**

With double glazed windows, radiator and tiled flooring.

**Kitchen Area 11' 10" x 9' 9" (3.60m x 2.97m)**

Comprehensively equipped with a contemporary range of white and red gloss fronted base and wall mounted units comprising cupboards and drawers, granite working surfaces and upstands, built-in oven and microwave, five ring gas hob, underslung single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, tall fridge freezer, breakfast stand, double glazed double doors to courtyard area, tiled flooring, double glazed windows to rear elevation, and steps descend to:

**Stunning Vaulted Living Area 25' 6" x 15' 4" (7.77m x 4.67m)**

With full height double glazed windows incorporating double glazed double doors to rear affording lovely far reaching views, windows to side elevation overlooking gardens, radiator and wall light points.

From the Dining Area a door leads to:

#### **Utility Room**

With wall mounted units, sink unit with mixer tap, plumbing for washing machine and double glazed window.

#### **Spacious First Floor Landing**

With a staircase ascending second floor, full height double glazed windows overlooking courtyard and benefiting from lovely views, door to deep airing cupboard with shelving, radiator and a door leads to:

**Principal Bedroom 42' 9" x 12' 0" (13.04m x 3.67m)**

With a superb range of fitted wardrobes incorporating railing and shelving, radiators, double glazed double doors to extensive balcony providing lovely views over the Park with double glazed windows to either side, double glazed window to side elevation and a door leads to:

#### **En-Suite Wet Floor Shower Room**

A stunning spacious shower room with a wet floor shower area incorporating full height screen and shower over with jets, tiled flooring, part tiled walls, WC, wall mounted wash basin, recessed ceiling lighting, double glazed window and radiator.

**Bedroom Four 8' 2" x 7' 8" (2.48m x 2.34m)**

With a double glazed window to side and rear elevations and radiator.





### Bedroom Three 10' 1" x 8' 3" (3.08m x 2.52m)

With double glazed double doors to Juliet balcony, double glazed windows and radiator.

### Contemporary Bathroom

Beautifully appointed with a tiled panel bath within tiled surround, corner fitted shower cubicle, WC, wall mounted radiator, oak effect Karndean flooring, wall mounted radiator and double glazed window.

### Bedroom Two 12' 4" x 10' 1" (3.76m x 3.08m)

With a vaulted glazed gable elevation incorporating double glazed windows and doors to extensive balcony affording pleasant views, radiator, oak effect flooring, built-in wardrobes incorporating railing and shelving, wall light points and a door leads to:

### En-Suite Shower Room

With a shower cubicle, pedestal wash basin, WC and double glazed window.

### Second Floor Landing

A door leads to:

### Second Floor Suite

A stunning spacious versatile suite ideal for gym/home cinema/teenager accommodation comprising two rooms with vaulted ceilings, Velux windows, eaves storage cupboard, double glazed windows and recessed ceiling lighting.

### Externally

The property stands in an extensive garden plot with a substantial driveway to the front that leads to an integral double garage. The property benefits from a central paved courtyard area with superb access from three elevations from the property. The lawned gardens to the rear incorporate paved patio areas, established flower beds, borders and mature trees.

### Tenure

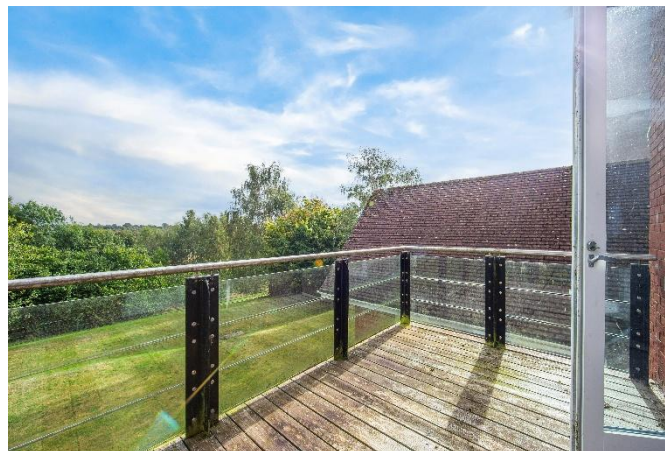
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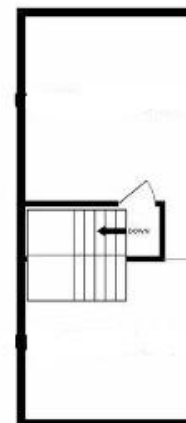
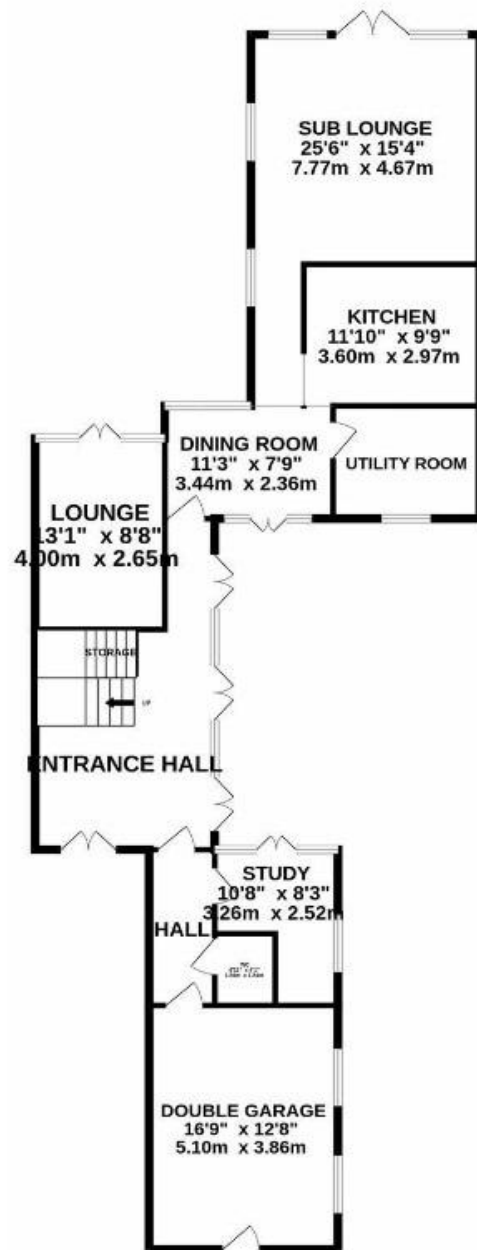
### Services

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 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 and the property is on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**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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