



## 38 Wychwood Park

CW2 5GP

**Offers Over £720,000**



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STEPHENSON BROWNE



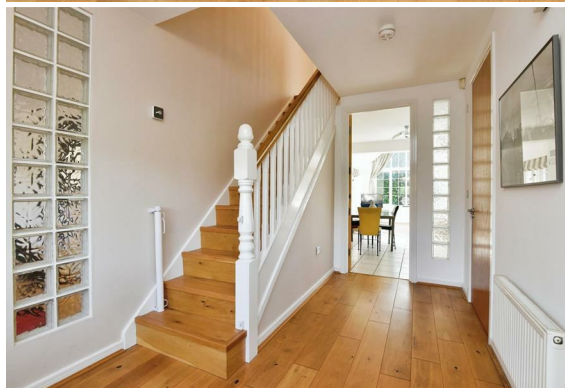
We here at Stephenson Browne delight in bringing to the market this fabulous home occupying a prime position within the renowned Wychwood Park Golf development and Landscaped Country Park. This home stands within an excellent size plot enjoying lovely views to both the front and rear and is sure to impress any discerning purchaser.

Surrounded by glorious Cheshire countryside, Wychwood Park offers a unique living experience and benefits from 24 hour security with gated access. Only a short commute to the villages of Betley, Wrinehill and Shavington, and the larger historic market town of Nantwich. On the doorstep of commuting links such as the A500, M6 Motorway and Crewe Railway Station.

We are sure that you will see this outstanding property as your forever home, with lifestyle changes becoming an increasingly popular reason for people moving. So take a step into this stunning home and visualise the precious memories that can be made and cherished, lasting a lifetime. This property is inspiring, full of beautiful features such as oak wood flooring and new carpets to second floor which highlight the quality of fitments throughout.

Well planned and designed over three floors with excellent room sizes, there is a layout that flows effortlessly from one room to the next, a versatile family home which is immaculately presented.

Please take the time to view this property, we are sure you will love it! Ring us today to secure your viewing.





**Entrance Hall**

**Cloakroom**

**Lounge**

26'3" x 13'7"

**Kitchen/Diner/Living Room**

23'8" x 20'1"

**Utility Room**

8'3" x 6'0"

**Stairs to First Floor**

**Bedroom One**

13'7" x 11'8"

**Dressing Room**

13'7" x 7'3"

**En-Suite**

12'1" x 6'5"

**Bedroom Two**

13'3" x 10'7"

**En-Suite**

10'4" x 4'8"

**Bedroom Three**

13'3" x 10'2"

**Family Bathroom**

8'11" x 6'5"

**Stairs to Second Floor**

**Bedroom Four**

18'0" x 13'7"

**Bedroom Five**

18'0" x 12'10"

**Boiler/Airing Room**

**Double Garage**

**Externally**

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

**Council Tax**

Band G

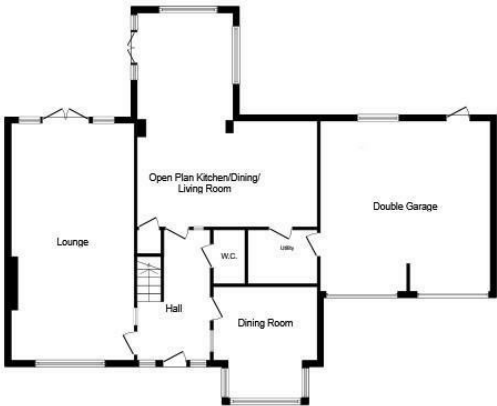




- Exclusive Gated Development With PGA Golf Course & 24 Hour Security
- Several Walking Areas Around The Park Grounds - A Playground - Catchment Area For Highly Regarded Schools
- Lovely Size Plot - Beautifully Landscaped and Exceptionally Well Maintained
- Prestigious and Sought After Wychwood Park Development
- Supreme Presentation - Phenomenal Home - Impressive & Highly Versatile Accommodation Across Three Storeys
- Beautiful Open Plan Kitchen/Diner/Living Room
- Excellent Size Rooms Throughout
- Five Beds, Master with Dressing Room
- Two En-Suites, Family Bathroom & Cloakroom
- Lovely Views - Prime Position Within The Development -

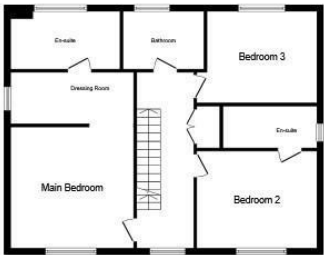


Floor Plan



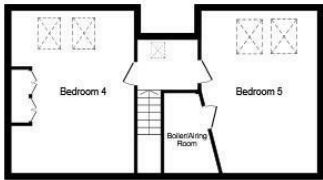
Ground Floor

Floor area 132.0 sq.m. (1,421 sq.ft.) approx



First Floor

Floor area 82.9 sq.m. (892 sq.ft.) approx



Second Floor

Floor area 54.7 sq.m. (588 sq.ft.) approx

Total floor area 269.5 sq.m. (2,901 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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