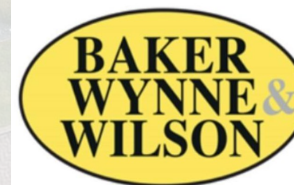




14 Kendal Way, Chorlton, Cheshire, CW2 5SA

Guide Price £995,000



In association with



A STRIKING AND HANDSOME DETACHED HOUSE WITH NUMEROUS FEATURES OF MERIT, HOLDING A PRIME POSITION OF WYCHWOOD PARK WITH SOUTH FACING GARDENS ABUTTING THE GOLF COURSE

SUMMARY

Entrance Porch, Reception Hall, Cloakroom, Study, Living/Sitting Room, Kitchen/Dining/Family Room, Utility Room, Landing, Master Bedroom with Dressing Room and Ensuite Shower Room, Bedroom No. 2 with Ensuite Shower Room, Bedrooms No. 3 and 4 with Jack and Jill Shower Room, Bedroom No. 5, Bathroom, Integral Double Garage, uPVC Double Glazed Windows, Gas Central Heating. Car Parking and Turning Space, Open Fronted Garden Room, Large Deck, Landscaped Gardens.



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DESCRIPTION

A beautifully presented detached house built in 2005 of mellow brick under a tiled roof and approached over a block paved drive to a car parking and turning area. Over the last ten years the house has been tastefully renovated, re-configured and enlarged to a quite exceptional standard. The layout is perfectly tailored to modern day living requirements and the quality of fittings and finish becomes apparent from the moment you walk into the reception hall, featuring a bespoke oak staircase. Thereafter all the rooms are well proportioned and the unquestionable highlight is the open plan kitchen/dining/family room with quadruple sliding windows opening straight onto the terrace with the South facing gardens and golf course beyond.

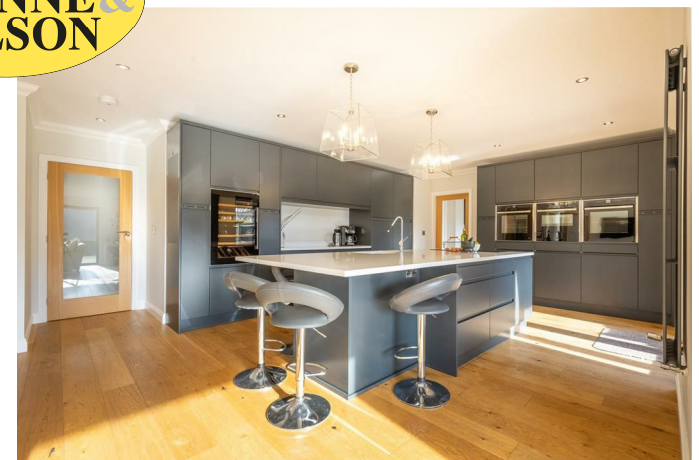
With five double bedrooms and four bathrooms/shower rooms, this is a home that suits both entertaining friends and day to day family life and again the finish of the ensuites/bathrooms is impressive.

The gardens are an absolute delight. The principle garden to the rear is South facing and there is a large decked terrace area, open fronted garden room ideal for outdoor entertaining. In addition there are landscaped gardens, off road parking for four/five vehicles and views over the golf course.

This is undoubtedly one of the best houses on Wychwood Park, being embedded with quality and offering a square footage circa. 3,500 square feet, on two floors only. The integral double garage extends to about 350 square feet.



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LOCATION & AMENITIES

Wychwood Park is an outstanding community integrating a fine range of contemporary homes with leisure and business facilities. Within the Park, the Golf Course, designed and developed to European PGA Tour Standard, enhances the setting. Indeed, the house enjoys a South facing aspect over the fifteenth green and sixteenth tee. There is the Claret Jug Club House (residents enjoy a 20% discount) and a hotel with conference facilities. There is a 24 hour onsite and security service and residents qualify for social membership of the club. Access to various footpaths and walks around the development are available.

APPROXIMATE DISTANCES

Nantwich 7 miles

Crewe Station (London Euston 90 minutes,

Manchester 40 minutes) 5.5 miles

M6 Motorway (junction 16) 4.5 miles

Betley Village 3.5 miles

Manchester Airport 33 miles.

DIRECTIONS

From Nantwich proceed along London Road, continue through the lights, at the roundabout take the third junction onto the A500. At the third roundabout, turn right in the direction of Keele. At the next roundabout turn left, then right, at the next roundabout into Wychwood Park via the security access, bear right, continue for one mile, turn right into Kendal Way and the property is located straight ahead.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

RECEPTION HALL

17'9" x 16'2"

Oak flooring, oak staircase with glazed balustrades, built in cloaks cupboard, inset

ceiling lighting, ceiling cornices, radiator with cover.

CLOAKROOM

6'8" x 4'2"

White suite comprising low flush W/C and hand basin, tiled floor, radiator.

STUDY

19'0" into bay x 12'9"

Double glazed bay window with shutters, wall to wall shelving, oak flooring, ceiling cornices, radiator with cover.

LIVING/SITTING ROOM

34'3" x 12'6"

Inglenook style fireplace with tiled hearth and gas point, inset ceiling lighting, double glazed window with shutters, ceiling cornices open to family room, two radiators.

KITCHEN/DINING/FAMILY ROOM

A superb range of bespoke fitted furniture comprising dresser unit with Luna Stone Quartz worktop, island unit/breakfast bar with Luna Stone Quartz worktop, Sheraton floor standing cupboards and wall cupboards, three integrated Neff ovens, warming drawer and four burner induction hob, full height integrated refrigerator and freezer, integrated wine cooler, integrated dishwasher, stainless steel one and half bowl sink unit, oak flooring, part underfloor heating, two designer radiators, quadruple sliding double glazed windows with remote control blinds to deck, double double glazed sliding windows with remote blinds to deck, double French doors with remote blinds to deck.

UTILITY ROOM

12'4" x 6'6"

Stainless steel sink unit in granite surround, tall floor standing cupboard units, wall cupboards, cupboard housing Worcester gas fired central



heating boiler, double glazed door to deck, door to garage, oak flooring, radiator.

STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING

Oak flooring, cylinder and airing cupboard, access to loft, inset ceiling lighting, ceiling cornices, two radiators with cover.

MASTER BEDROOM SUITE COMPRISING:

BEDROOM

20'9" x 16'8"

Built in wardrobe, two double glazed windows with shutters, inset ceiling lighting, oak flooring, ceiling cornices, two radiators with covers.

DRESSING ROOM

8'9" x 8'9"

Four built in double wardrobes, double glazed window with shutters, oak flooring.

ENSUITE SHOWER ROOM

10'6" x 8'6"

White suite comprising low flush W/C and vanity unit with inset hand basin, shower cubicle with inset rain head shower, tiled floor, fully tiled walls, bathroom cabinet with mirrored door, underfloor heating, chrome radiator/towel rail.

BEDROOM NO. 5

11'10" x 10'10"

Two built in double wardrobes, double glazed window with shutters, oak flooring, radiator.

BATHROOM

8'11" x 8'3"

White suite comprising bath, free standing hand basin and low flush W/C, 3/4 tiled walls, tiled floor, underfloor heating, chrome radiator/towel rail.

BEDROOM NO. 4

13'4" x 12'6"

Oak flooring, double glazed bow window with shutters, inset ceiling lighting, ceiling cornices, part panelled walls, door to Jack and Jill Shower Room, radiator.

JACK & JILL SHOWER ROOM

8'3" x 6'6"

White suite comprising low flush W/C and hand basin, tiled shower cubicle with rain head shower and hand held shower, shaver point, bathroom cabinet with mirrored door, tiled floor, underfloor heating, chrome radiator/towel rail.

BEDROOM NO. 3

15'4" x 12'6"

Built in double wardrobe, built in single wardrobe, part panelled walls, double glazed window with shutters, oak flooring, door to Jack and Jill Shower Room, radiator with cover.

BEDROOM NO. 2

14'0" x 13'10"

Built in double wardrobe, oak flooring, ceiling cornices, double glazed window with shutters, inset ceiling lighting, radiator.

ENSUITE SHOWER ROOM

9'6" x 9'4"

White suite comprising low flush W/C and hand basin, tiled shower cubicle with inset rain head shower, four inset shelves, fully tiled walls, tiled floor, mirror with light above, radiator/towel rail.



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OUTSIDE

Integral GARAGE comprising GARAGE NO. ONE 18'0" x 8'8" with electrically operated roll over door, power and light. GARAGE NO. TWO/GYM 16'2" x 9'3" with electrically operated roll over door, power and light. Block paved car parking and turning area. Maze open fronted GARDEN ROOM/PERGOLA 11'10" x 8'6" with remote controlled heating and lighting. Large decked terrace with decked path leading to a hot spring hot tub (hot Spring freshwater salt system). Exterior lighting, two outside taps. Gated pedestrian access to both sides of the house.

GARDENS

The landscaped gardens are extensively lawned with herbaceous borders, shrubs and specimen trees.

SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

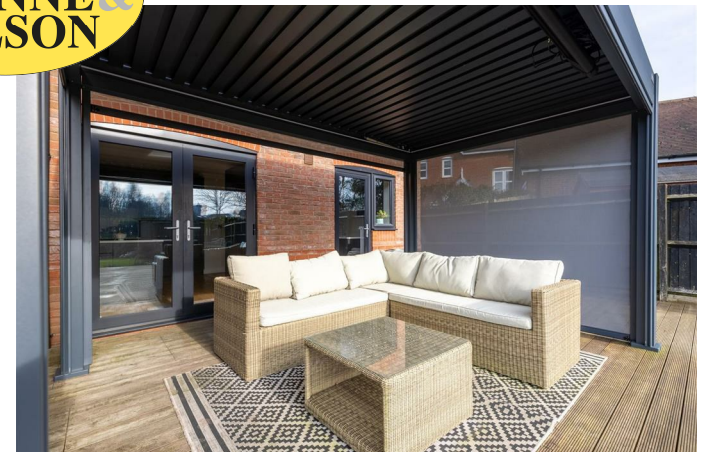
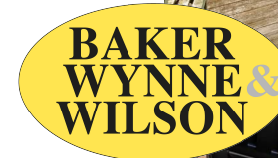
Freehold.

SERVICE CHARGE

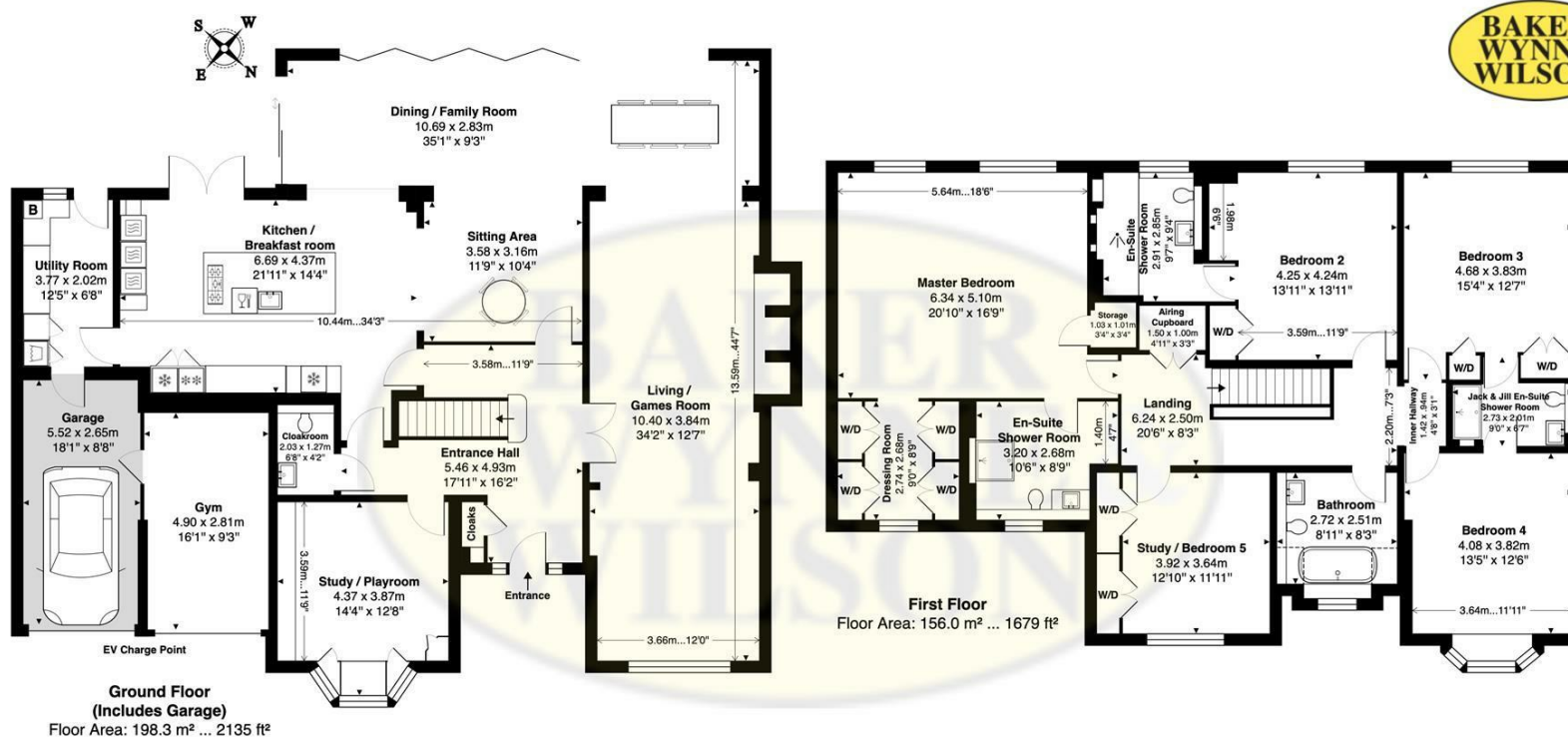
Approximately £1,944.00 per annum.

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214







14 KENDAL WAY, WYCHWOOD PARK, CHORLTON, CREWE, CHESHIRE, CW2 5SA

Approximate Gross Internal Area: 354.3 m² ... 3814 ft² Includes Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property