



CHESHIRE
LAMONT

Field View House, Websters Lane, Hodnet, Market Drayton TF9 6JH



A most impressive and very spacious six bedroomed, recently constructed superior residence of exceptional style and quality, standing in a gated and walled private position off a private lane within Hodnet village providing outstanding accommodation of significant design with a detached oak framed leisure suite and separate detached garage complex incorporating a two bedroomed first floor self-contained apartment. Viewing highly recommended.

- A significant and highly individual spacious modern detached residence
- Standing in a private location within walled and gated grounds within Hodnet village
- Providing impeccably designed and appointed accommodation over three floors
- With a two storey garage complex incorporating a two bedroom first floor self-contained apartment
- Extensive driveway, patio areas, lawned gardens, artificial play pitch and an oak framed garden leisure room
- Stunning reception hall, spacious feature lounge, sitting room/study and cloakroom
- Outstanding contemporary open plan living family dining kitchen and utility room
- First floor master bedroom with en-suite bathroom, bedroom with en-suite shower room, two further bedrooms and family bathroom
- Two second floor bedrooms, living area and WC
- Viewing highly recommended

Agents Remarks

This stunning home was constructed in recent years to a very high individual standard and design and provides exceptionally spacious and superbly appointed accommodation throughout. Standing within its own private gated and walled grounds with wonderful far reaching views over Shropshire countryside, the house provides a wonderful family home with superb benefits. Hodnet is a charming village within North Shropshire, nearby to



Market Drayton and Whitchurch and the renowned Follies at Hawkstone park. Located nearby to Shrewsbury and Crewe, the area is prized for its history and sporting pursuits.

Property Details

A handsome oak effect composite door allows access to:

Enclosed Reception Porch

With double glazed windows to all aspects and a further oak effect door leads to:

Glorious Reception Hall 22' 6" x 9' 0" (6.86m x 2.75m)

A wonderful entrance to the property with porcelain tiled floor, an illuminated oak and glazed staircase ascending to first floor galleried landing, fitted handmade under stairs wine rack with wine cooler and shelving, oak door to Cloaks Cupboard and sectional glazed oak doors lead to:

Lounge 22' 7" x 17' 4" (6.89m x 5.29m)

A stunning reception room with aspects to three elevations and double glazed doors to rear patio.

From the Reception Hall an oak door leads to:

Sitting Room/Study 8' 5" x 14' 0" (2.57m x 4.26m)

With lovely aspects over the side gardens.

From the Reception Hall a sectional glazed oak door leads to:

Stunning Open Plan Living Family Dining Kitchen 34' 0" x 19' 0" (10.36m x 5.80m)

With porcelain tiled floor to Kitchen and Dining areas and wood flooring to Living area.

Living Area

Gloriously appointed with a contemporary recessed log burning stove inset within brick chimney breast.

Contemporary Kitchen

Impeccably appointed with an outstanding range of high quality base and wall mounted units and large central dining island.

Dining Area

With four panel bi-folding doors to extensive patio enjoying south facing aspects and an oak door leads to:

Laundry Room with Cloakroom off 15' 7" x 13' 8" (4.75m x 4.16m)

With porcelain tiled flooring and an oak door leads to:



Cloakroom

With WC and wash basin.

First Floor Galleried Landing

With lovely aspects to the front elevation, staircase ascending to second floor and an oak door leads to:

Principal Bedroom 24' 7" x 34' 4" (7.50m x 10.47m)

A stunning spacious bedroom with dual aspect enjoying wonderful views over open countryside across south facing aspects, glazed oak doors to walk-in wardrobe, and an oak door leads to:

En-Suite Bathroom 7' 3" x 9' 8" (2.22m x 2.94m)

Luxuriously appointed with spa bath and separate shower.

Bedroom Two with En-Suite 12' 0" x 17' 4" (3.65m x 5.29m)

With lovely south facing aspects and an oak door leads to:

En-Suite Shower Room

Fully appointed.

Bedroom Three 10' 3" x 17' 5" (3.13m x 5.30m)

With lovely aspects to the front elevation.

Bedroom Four 9' 5" x 15' 3" (2.88m x 4.65m)

With lovely aspects to the front elevation and a superb range of fitted wardrobes.

Contemporary Family Bathroom

Fully appointed with a luxurious partially glazed spa bath and corner fitted spa shower.

Self Contained Loft Suite

Second Floor Landing

With an oak door to:

Bedroom Five 13' 10" x 11' 4" (4.21m x 3.45m)

With a gable and Velux window providing outstanding far reaching views to the south.

Living Area 16' 11" x 11' 4" (5.16m x 3.46m)

With Velux window and an oak door leads to:

Bedroom Six with WC 21' 2" x 11' 3" (6.44m x 3.44m)

Beautifully appointed with Velux windows, gable window, fitted wardrobes and an oak door to walk-in WC with wash basin.



Externally

The property is approached via a long private lane which leads to remote controlled double gates within stone capped brick pillars incorporating a pedestrian gate to side and leads over an extensive driveway to a detached two storey garage with annex above. To the side of the property stands a large lawned area and a paved path leads to the side to a bin store. The rear gardens benefit from an extensive south facing paved patio providing a wonderful entertaining area with a large garden area incorporating evergreen turf within a decked surround. The property is retained and sheltered within high brick walling with fenced inserts.

Oak Framed Garden Studio/Annex

Providing versatile space for leisure suite or gym.

Detached Double Garage 37' 10" x 22' 8" (11.52m x 6.91m)

Currently utilised as a gym/games room with twin remote controlled roller doors to front, light and power.

First Floor Annex Accommodation

Open Plan Lounge and Kitchen 20' 0" x 16' 6" (6.09m x 5.04m)

Delightfully appointed with Velux windows and an attractive kitchen area.

Bedroom One 17' 5" x 11' 8" (5.30m x 3.55m)

With Velux window and two further windows providing stunning views.

Bedroom Two 13' 10" x 7' 8" (4.21m x 2.33m)

With a Velux window and gable window.

Bathroom

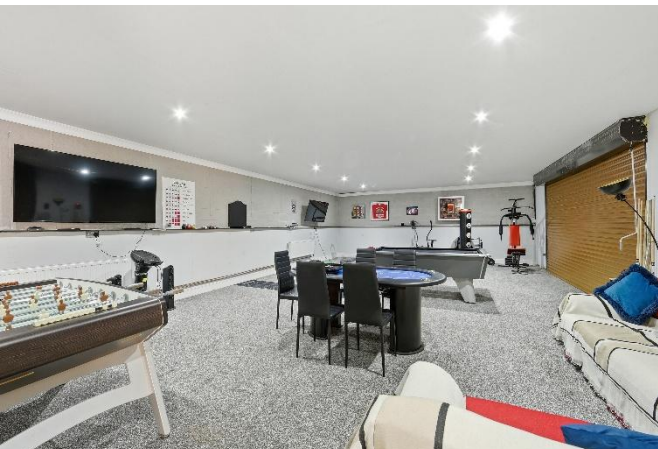
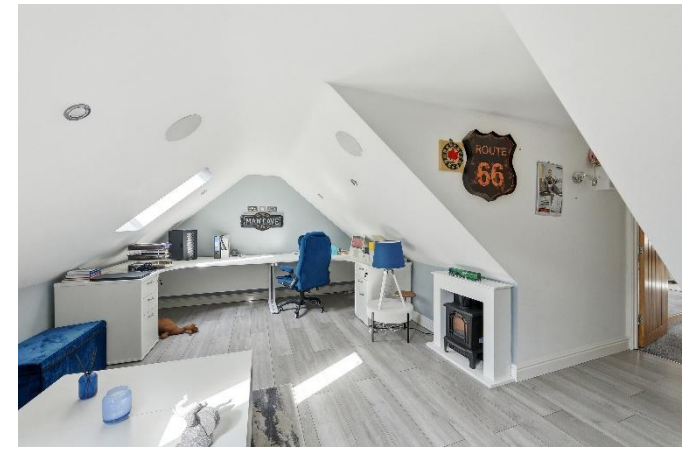
Superb contemporary bathroom with a "p" shaped bath, WC and vanity wash basin with cupboard beneath.

Tenure - Freehold.

Services - All main services are connected, septic tank drainage (not tested by Cheshire Lamont).

Directions

From Nantwich proceed south to Audlem village. Proceed from Audlem to Market Drayton. Proceed towards Shrewsbury and upon reaching the roundabout at Hodnet, turn right into the village onto Shrewsbury Street, right into Station Road and right into Websters Lane just prior to the railway bridge. Continue along the lane to the end where the gates allow access into Field View House.





Ground Floor Building 1



Floor 1 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 2 Building 1



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