



4 KENDAL WAY | WYCHWOOD PARK | WESTON | CHESHIRE | CW2 5SA | OFFERS OVER £725,000



An imposing, superbly appointed & truly remarkable detached residence that exudes elegance and luxury throughout the wonderful versatile accommodation over three spacious floors.

This contemporary detached house boasts three impeccable reception rooms, five wonderfully spacious bedrooms, and four superbly appointed bathrooms, providing ample space for comfortable living. The versatile accommodation spread over three floors provides flexibility for various living arrangements, making it suitable for families of all sizes.

The recently completed media wall with contemporary electric fireplace is the epitome of modern sophistication together with the newly decorated walls, in addition the newly decorated dining room offers a stunning place to entertain. In addition, the vendors have had commissioned beautiful Oak & glass Neville Johnson stairs which perfectly complement the refined property.

One of the standout features of this property is the magnificent high specification German design kitchen diner with excellent quality integrated appliances & under floor heating, perfect for hosting family gatherings or entertaining guests. Bi fold doors open from the dining area to the stunning rear garden enabling full enjoyment of the spaces. The professionally landscaped rear garden offers a tranquil retreat with outdoor entertaining bar area, ideal for relaxing after a long day.

Situated within the prestigious 'Wychwood Park' in Weston with its golf course, hotel, restaurant, spa & 24 hour park security, this property offers not only a beautiful home but also a desirable location. With parking for several vehicles on the large driveway and with a marvellous detached double garage, convenience is at your doorstep.

Don't miss the opportunity to make this stunning property your new home in Cheshire.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXACTING RESIDENCE





DIRECTIONS

From our Nantwich office proceed along Hospital Street passing over the two roundabouts onto 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. Proceed into Wychwood Park passing through Connaught Brook. Turn right into Kendal Way where the property will be observed on the left hand side.

WYCHWOOD PARK / WESTON

Wychwood Park is an outstanding community that sets new standards for living. This is an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, the impressive new golf course not only offers great enjoyment to players, it also enhances the setting & views for the homes themselves. There is a Club House & a Hotel with conference facilities. There is a 24 hour on-site manned security service & residents enjoy social membership of the Golf Club.

The course has been beautifully landscaped, designed & developed to European PGA tour standards. Wychwood Park is set in the heart of the beautiful Cheshire countryside, a county renowned for its outstanding landscape, historic towns, gardens & stately homes. Access to various footpaths & walks around the development are available.

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

RECEPTION HALL

CLOAKS WC

LIVING ROOM (17'2 x 13'11)





KITCHEN DINER (25'7 x 10'9)





FORMAL DINING ROOM (14'10 x 11'3)



UTILITY ROOM

FIRST FLOOR LANDING





MASTER BEDROOM ONE (17'8 x 10'9)



DRESSING ROOM

ENSUITE SHOWER ROOM





BEDROOM TWO (13'11 x 12'9)

ENSUITE SHOWER ROOM





FAMILY BATHROOM



BEDROOM FIVE (11'1" x 8'8")

OFFICE





SECOND FLOOR LANDING

BEDROOM THREE (20'8 x 11'9)





SHOWER ROOM



BEDROOM FOUR (25'8 x 10'9)

DETACHED DOUBLE GARAGE (20'0 x 18'1)

Two double doors, power & light.

EXTERIOR

Standing in a glorious position within the park, there is a particularly generous brick paved double width deep driveway providing ample off road parking for several vehicles. Pleasant garden frontage with clipped hedge & stunning paved pathway leading to the front door with specimen planted amidst gravelled border. Gated side access. The glorious rear garden has been wonderfully planned & professionally landscaped to great effect, providing a glorious haven in which to enjoy the superb lifestyle within the park.

Boasting excellent seating & entertaining spots within the richly stocked garden there is a pretty circular lawn with brick edging, richly stocked borders and specimen planting including beautiful shrubs and trees and relaxing spherical water feature.

The extensive entertaining decked & paved terrace directly to the rear of the property is a generous space in which to relax, entertaining & party!

EPC RATING: C

COUNCIL TAX BAND: G

SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation.

Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.









Total floor area 266.9 m² (2,872 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