



23 Weston lane, Shavington CW2 5

CHESHIRE
LAMONT



An exceptional superior detached residence in a fine tree-lined location affording outstanding accommodation of considerable style and appeal, presented and appointed throughout to the very highest of standards and incorporating a wealth of glorious features with superb landscaped gardens. Viewing highly recommended.

- A magnificent and highly individual superior detached residence
- Standing in delightful mature surroundings in a sought after location
- Within established landscaped gardens and providing accommodation to 2271 sqft
- Incorporating superlative features, design and style
- Appointed and presented throughout to the highest of standards with luxurious fixtures and fittings
- Combining original period character with modern contemporary appeal
- Stunning fully appointed open plan family dining kitchen with bi-folds and utility room
- Bay fronted lounge, dining room and cloakroom
- Master bedroom with double doors to balcony overlooking gardens, dressing room and en-suite bathroom
- Three further double bedrooms and stunning family bathroom
- Viewing highly recommended

Agents Remarks

This stunning 1950's period home stands in a highly regarded residential location within a select range of premium housing. The house has been comprehensively extended improved and enhanced to provide a sensational blend of original period character and chic design with contemporary features. The property exudes exceptional character and appeal with fixtures and fittings of the highest calibre and stands within wonderful landscaped gardens and surroundings. The house is located on the periphery of Shavington village, nearby to facilities, well regarded schooling and within easy access to A500.



Property Details

A handsome pair of wrought iron gates stand within high brick pillared gateways providing access over a splayed herringbone block paved driveway that leads to a further parking area. An impressive oak tiled pitched porch stands to the front of the property and a high quality composite door within surround leads to:

Glorious Reception Hall

A most impressive entrance to the property with an oak and glazed staircase ascending to first floor galleried landing, original herringbone wood block flooring, oak door to under stairs cupboard, recessed ceiling lighting and an oak door leads to:

Lounge 17' 10" x 12' 10" (5.43m x 3.92m)

A delightful reception room with a uPVC double glazed bow window to front elevation incorporating fitted shutters, large Cheshire brick fireplace with Inglenook inset incorporating a log burning stove upon herringbone Cheshire brick laid hearth, mantel over and television niche and herringbone wood block flooring,

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

Stunning Open Plan Living Family Dining Kitchen 21' 1" x 21' 0" (6.43m x 6.40m)

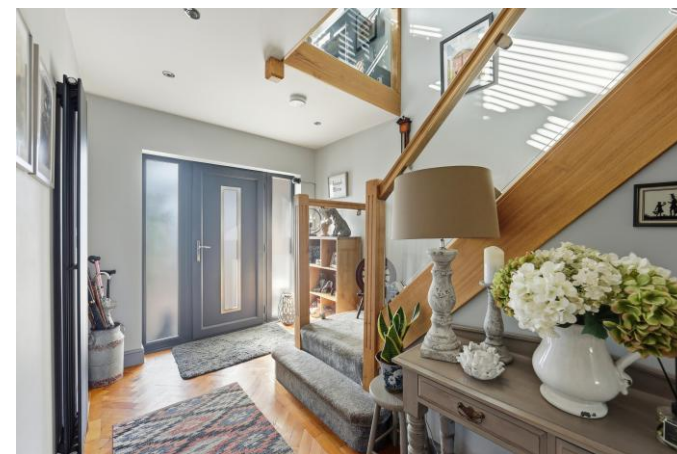
A simply superb space with outstanding aspects over the rear gardens via five panel bi-folding doors. Impeccably appointed with a lovely range of high quality shaker style base and wall mounted units, attractive marble working surfaces and upstands, four ring NEFF hob, powder blue AGA inset within chimney breast with oak mantel over, large central dining island incorporating twin enamel Belfast sinks with SMEG mixer tap and cupboards and drawers beneath, integrated dishwasher, pull out pantry drawer unit with niche for American fridge freezer, oak flooring, exposed feature Cheshire brick walling incorporating television niche, contemporary freestanding log, burning stove upon slate plinth, recessed ceiling, uPVC double glazed window to side elevation and a sectional oak glazed door leads to:

Laundry/Utility Room

With high quality shaker style base and wall mounted units, attractive marble working surface, plumbing for washing machine, space for tumble drier, underslung sink with mixer tap, uPVC double glazed window, oak flooring, recessed ceiling lighting and a panel door leads to:

Cloakroom

With WC, contemporary radiator and uPVC double glazed window.



From the Utility Room an oak door leads to:

Dining/Sitting Room 11' 1" x 12' 10" (3.37m x 3.90m)

With uPVC double glazed doors to rear gardens, recessed ceiling lighting, contemporary radiator and oak flooring.

From the Utility Room a doorway leads to:

Integral Garage 19' 0" x 13' 0" (5.80m x 3.95m)

A spacious garage with a remote controlled roller door and a large capacity central heating boiler.

First Floor Galleried Landing

A most impressive and spacious landing with recessed ceiling lighting, uPVC double glazed window to front elevation incorporating fitted shutters, oak door to deep walk-in airing cupboard, contemporary radiator, access to loft and an oak door leads to:

Master Bedroom Suite

Bedroom 21' 2" x 12' 10" (6.46m x 3.90m)

An outstanding principal bedroom with partially vaulted ceiling incorporating a chimney Velux window, full height uPVC double glazed windows and double doors incorporating fitted blinds leading to glazed balcony overlooking rear gardens, ceiling beam, limed engineered oak flooring, recessed ceiling lighting, column radiator and an oak door leads to:

Dressing Room

With a superb range of full height and width fitted wardrobes, limed engineered oak flooring, recessed ceiling lighting and an oak door leads to:

Contemporary En-Suite Bathroom

With a freestanding claw and ball roll top bath with antique shower tap stand to side, double glazed window incorporating fitted shutters, twin vanity wash basin with cupboards beneath, WC, large walk-in shower tray with full height screen, fully tiled walls flooring, recessed ceiling lighting and antique style towel radiator.

Bedroom Two 14' 4" x 12' 10" (4.38m x 3.92m)

A spacious room with a uPVC double glazed window to side elevation and contemporary radiator.

Bedroom Three 11' 7" x 12' 10" (3.54m x 3.92m)

With a uPVC double glazed window to front elevation incorporating fitted shutters and contemporary radiator



Bedroom Four 11' 1" x 12' 10" (3.38m x 3.90m)

With a uPVC double glazed window to rear elevation incorporating fitted shutters affording beautiful aspects, shelving niche, oak flooring and contemporary radiator.

Family Bathroom

With freestanding bath incorporating central shower tap stand, large walk-in shower tray with full height glazed screen, WC, pedestal wash basin upon stand, attractive tiled flooring, part tiled walls, recessed ceiling lighting, contemporary towel radiator and uPVC double glazed window.

Externally

Beautiful rear gardens with lovely aspects in the periphery and benefiting from an extensive lawned garden area, an abundance of mature plants, trees and shrubs, a curved paved pathway and a large patio area. The gardens are bordered and screened by high mature trees and fencing.

Tenure

Freehold.

Services

All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

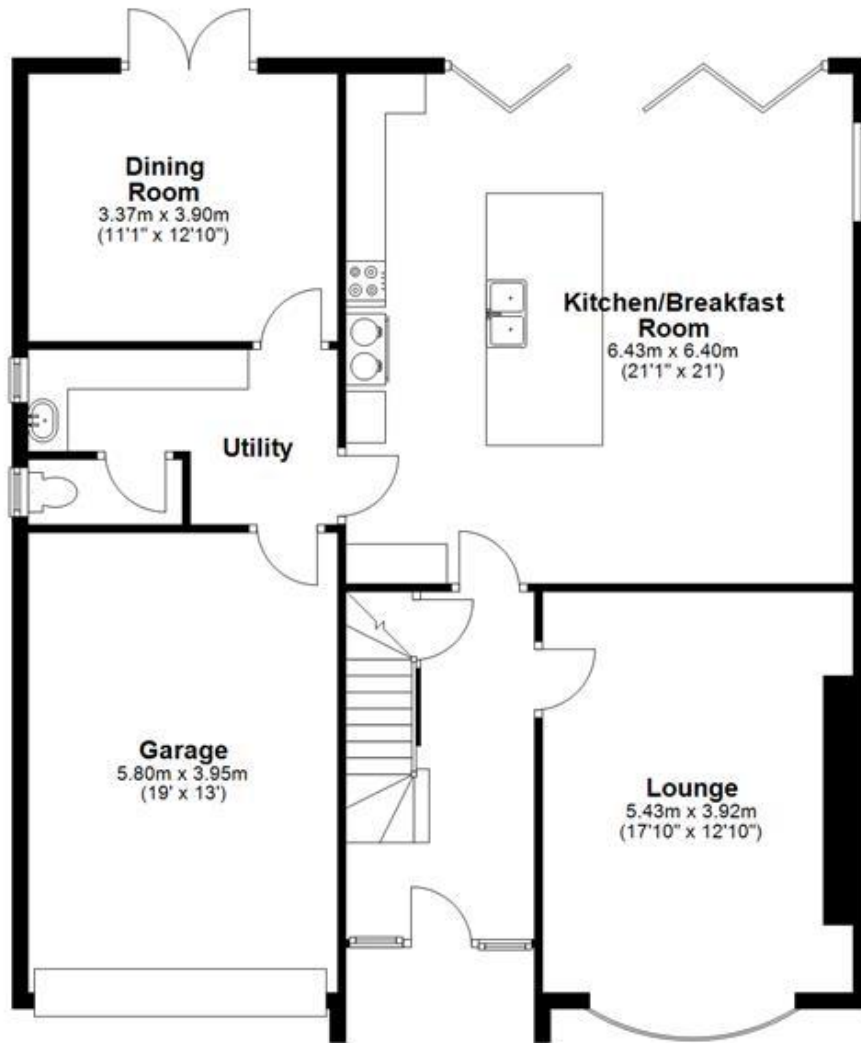
Directions

From Nantwich proceed towards the roundabout at the bottom of the A500 and continue along the A500 towards the M6. Take the turn off the A500 into Shavington and turn left at the traffic lights onto Crewe Road. Turn left on the bend onto Weston Lane and the property is located on the left hand side.

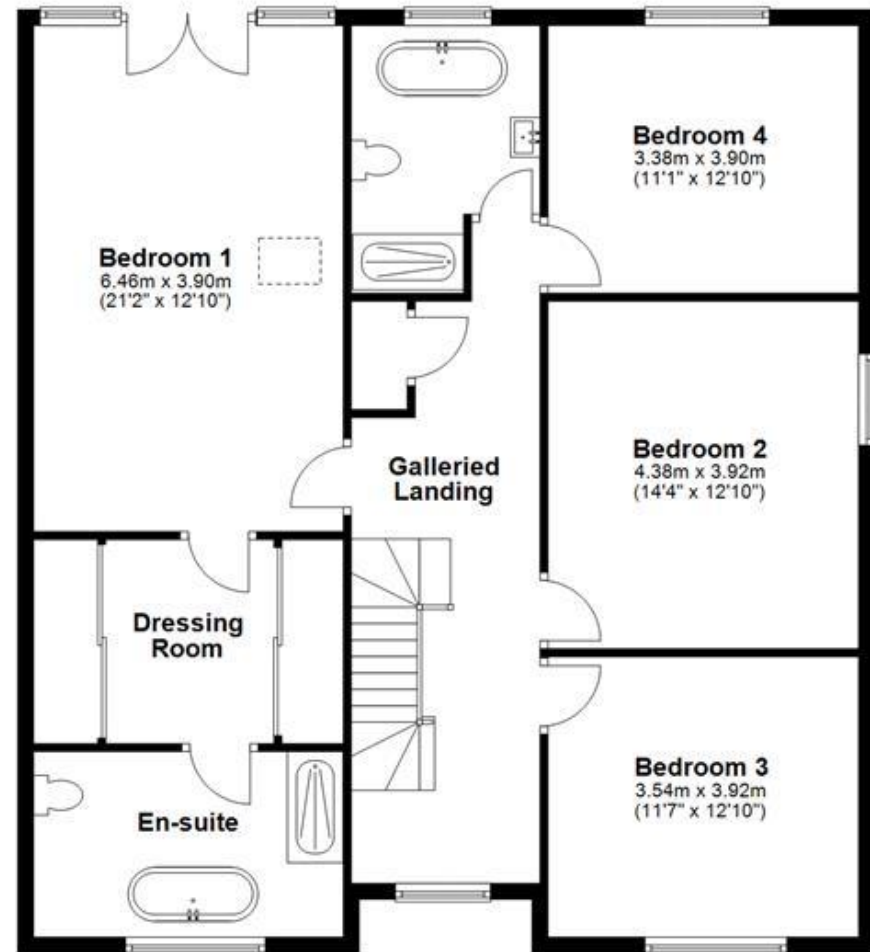


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor





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