



CHESHIRE
LAMONT

“The Manor”, Ashbourne Drive, Wychwood Park, Weston CW2 5FY

Commanding one of the finest positions upon the exclusive Wychwood Park development and golf course, a spacious top floor penthouse apartment within 'The Manor' affording well arrayed accommodation to 1650sqft with delightful aspects and views. Communal area and reception hall, entrance hall, large open plan living room, dining room and kitchen, large master bedroom suite with dressing room and ensuite bathroom, two further double bedrooms and bathroom. Oversized garaging and parking space. Offered with NO CHAIN for early completion.

- A superb top floor penthouse apartment with lift access
- Upon the prestigious gated Wychwood Park
- Within the exclusive building "The Manor" incorporating a range of premium apartments
- Commanding outstanding views over the Park and golf course
- Standing in delightful landscaped gardens, garaging and parking space
- Providing well presented and arrayed accommodation to 1650 sqft
- Large open plan living room incorporating dining room and fully appointed kitchen
- Master bedroom suite with ensuite dressing room and ensuite bathroom
- Two further double bedrooms and bathroom
- NO CHAIN
- Viewing highly recommended

Agents Remarks

The apartment commands a fine position within 'The Manor' on the top floor and benefits from appealing aspects and views over the Park and large landscaped gardens. The Manor stands within the centre of the highly regarded Wychwood Park development, set around a PGA standard golf course and with a gated entrance. The park provides a delightful secure environment and is conveniently situated for the nearby M6, Crewe railway station and Nantwich.

Property Details

A columned porch with intercom system and a handsome sectional glazed door allows access to:



Communal Reception Hall

With a pine spindled staircase ascending to first floor and a lift to first and second floors.

Apartment

With a communal storage cupboard on Landing and a doorway leads to the apartment door allowing access to:

Entrance Hall

A delightful entrance to the apartment with outstanding views over west facing aspects to the Park, landscaped gardens and countryside beyond, radiator, access to loft space, door to built-in implement cupboard, uPVC double glazed windows to rear elevation, door to deep utility cupboard incorporating electric pressurised cylinder system, tiled flooring, high intricate coved ceiling and a door leads to:

Bathroom 11' 6" x 6' 6" (3.51m x 1.97m)

With a panelled bath incorporating shower attachment, large walk-in shower cubicle, WC, pedestal wash basin, towel radiator, uPVC double glazed window, recessed ceiling lighting and tiled flooring.

From the Hall a door leads to:

Stunning Spacious Living Room with Dining Area 31' 3" x 16' 3" (9.53m x 4.96m)

Wonderfully appointed reception room with superb aspects to the front and the rear providing fine far reaching views, full height uPVC double glazed windows to front elevation, peninsular dining counter, recessed ceiling lighting, coved ceiling, radiators, uPVC double glazed windows to rear elevation and open access leads to:

Kitchen 12' 4" x 8' 11" (3.75m x 2.71m)

With a range of attractive base and wall mounted units, granite working surfaces and upstands, built-in double electric oven, four ring hob with filter canopy over, integrated dishwasher, integrated washing machine, niche for fridge freezer, twin bowl sink with mixer tap, part tiled walls, tiled flooring and two uPVC double glazed windows.

Master Bedroom 16' 7" x 14' 2" (5.05m x 4.33m)

Beautifully appointed with outstanding aspects to the east elevation overlooking Wychwood Park golf course with hills in the distance, radiator within niche, archway to dressing area, superb range of fitted wardrobes incorporating railing and shelving, further radiator, coved ceiling, uPVC double glazed windows and a door leads to:

En-Suite Bathroom 9' 6" x 5' 7" (2.89m x 1.70m)

With a panelled bath incorporating shower attachment, large walk-in shower cubicle, WC, twin wash basins, tiled walls, tiled flooring and radiator.



From the Hall a door leads to:

Bedroom Two 20' 4" x 9' 6" (6.2m x 2.89m)

With lovely aspects to the front via a uPVC double glazed window, two fitted wardrobes, bed recess, radiator and coved ceiling.

From the Hall a door leads to:

Bedroom Three 14' 8" x 9' 7" (4.47m x 2.93m)

With lovely aspects to the front via a uPVC double glazed window, built-in wardrobe, radiator and coved ceiling.

Externally

The apartment benefits from an oversized garage with EV charging point, parking space and enjoys lovely aspects over the delightful landscaped communal gardens.

Garage 18' 3" x 9' 5" (5.56m x 2.88m)

With two large doors to front, light, power and EV charging point.

Tenure

Leasehold -Freehold owned by residents

Subject to management/service charges. Contact Agent for details.

Services

All main services are connected, EV charging point (not tested by Cheshire Lamont).

Directions

Proceed along Hospital Street going straight over both roundabouts and continue along London Road, continue over the level crossing and straight on at the traffic lights. At the roundabout turn right and take the A500 through Shavington, Hough and Chorlton. Turn right at the roundabout in the direction of Keele. Turn right at the next roundabout into Wychwood Park, right into Ashbourne Drive, The Manor is on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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