



“Sheepwalks”, London Road, Doddington CW5 7NH





A most impressive, individual five bedroom detached country residence of significant size and appeal in an idyllic rural setting within south Cheshire affording exceptional style and design and enjoying far reaching countryside views. Providing exceptional accommodation within private gated landscaped grounds and benefiting from two separate detached garage blocks and stabling. Viewing highly recommended.

- An exceptional and most impressive detached country residence
- Affording superb individual style and design with accommodation to over 4000 sqft
- In an idyllic, secluded rural setting within south Cheshire countryside and enjoying far reaching views
- Standing in large private gated, established gardens and grounds to 0.8 of an acre with two detached garage blocks with potential for conversion (subject to pp)
- Providing stunning, high quality features, fixtures and fittings
- Outstanding open plan reception hall and lounge, stunning stone and chrome spiral staircase, dining room and cloakroom
- Stunning open plan kitchen with large entertaining area, utility/pantry room and guest bedroom with ensuite
- First floor galleried landing and beautiful principal bedroom suite with dressing area and luxurious ensuite bathroom
- Three further bedrooms, shower room and family bathroom
- Viewing highly recommended

#### Agents Remarks

The house is of impeccable design and standard and exudes exceptional quality and appeal with an abundance of beautiful features. Standing in its own gated grounds, the property enjoys an idyllic rural situation and is presented and appointed throughout to the highest of standards. The garaging facilities occupy two detached buildings with parking facilities extending to the front and in between and with a considered application may be suitable for conversion to ancillary residential usage if required.



The area is renowned for its natural beauty, narrow country lanes and the nearby Bridgemere Garden Centre. Doddington Lake is the home of a well attended sailing club and overlooked by Doddington Hall which may in the future be converted to a luxurious hotel. The renowned Dagfields Crafts and Emporium is situated nearby and the historic market town of Nantwich is only 5 miles away. The mainline railway station at Crewe offers fast links to London, Manchester and Liverpool whilst the M6 is also within easy reach.

### Property Detail

A long attractive approach leads through lovely open fields and countryside and continues to impressive double gates within a pillared gateway allowing access over a large entrance drive with a further drive leading to a garaging area. An Indian stone paved path and step lead to a brick and timber covered canopy porch with a handsome leaded and stained glass door with leaded and stained glass windows to either side allowing access to:

### Reception Hall

A simply stunning entrance to the property with impressive aspects to three elevations, beautiful aspects to the front overlooking open fields with hills in the distance, central chimney breast incorporating a double sided log burning stove with log store beneath, marble floor, niche, oak door to cloaks and boiler room incorporating a Worcester oil fired central heating boiler, an outstanding marble glazed spiral staircase ascending to first floor galleried landing, three panel bi-folding doors to sheltered south facing courtyard terrace and stunning open aspects to:

### Partially Vaulted Lounge 23' 9" x 22' 0" (7.23m x 6.70m)

A delightful, spacious reception room with three panel bi-folding doors to decked terrace overlooking ornamental garden with pond, two full height shelving units with radiator panels beneath, door to courtyard area and double glazed windows to front and rear elevations.

From the Reception Hall an oak door leads to:

### Cloakroom

With wall mounted vanity wash basin, WC and part tiled walls.

From the Reception Hall open access leads to:

### Inner Hall

With marble floor, double glazed window to courtyard elevation and a sectional glazed oak door leads to:



**Dining/Entertaining Room 20' 9" x 14' 5" (6.32m x 4.39m)**

With a recessed fireplace within chimney breast, door to courtyard, oak floor and sectional doors to decked terrace. From the Inner Hall an oak door leads to:

**Guest Suite/Office 13' 3" x 12' 2" (4.04m x 3.71m)**

With sectional glazed doors to Indian stone paved courtyard benefiting from morning sunshine and sheltered by high walling and an oak door leads to:

**En-Suite**

With large walk-in shower cubicle, vanity wash basin and WC.

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

**Utility Pantry Room**

With a superb range of handmade base and wall mounted units, granite working surfaces, underslung sink with mixer tap, illuminated display cupboards and open access leads to:

**Open Plan Living Family Dining Kitchen 44' 11" x 14' 10" (13.69m x 4.51m)**

A most impressive and spacious Kitchen and entertaining room.

**Kitchen**

Beautifully appointed with an outstanding range of handmade base and wall mounted units, superb range of appliances, granite working surfaces, black gloss AGA within chimney breast, large central dining/cooking island incorporating cupboards and drawers beneath and with built-in oven, hob with filter canopy above and sink with mixer tap, niche for large fridge freezer, underslung one and a half bowl sink with mixer tap, illuminated display units, built-in microwave, marble floor, double glazed windows, door to outside and open access to:

**Stunning Vaulted Entertaining Room**

Enjoying outstanding aspects over three elevations with exposed ceiling beams, truss, doors to extensive decked terrace and gardens, full height double glazed windows, door to side elevation and log burning stove upon raised stone hearth.

From the Reception Hall a stunning spiral staircase ascends to:

**First Floor Vaulted Galleried Landing 13' 11" x 12' 8" (4.24m x 3.86m)**

With a full height double glazed picture window overlooking stunning landscaped gardens to the south elevation, further double glazed window to front providing lovely aspects over countryside, exposed ceiling beams, oak door to airing cupboard and an oak door leads to:



### **Principal Bedroom Suite 20' 9" x 14' 4" (6.32m x 4.37m)**

An impressive spacious suite with partially vaulted ceiling, double glazed window to rear elevation overlooking gardens, fitted oak wardrobes and drawer units and open access to:

#### **Dressing Area**

Superbly appointed with full height fitted oak wardrobes, double glazed windows high partially vaulted ceiling and open access to:

#### **En-Suite Bathroom 8' 2" x 14' 11" (2.49m x 4.54m)**

Luxuriously appointed with a tiled bath within tiled surround, twin bowl vanity wash basins, WC, bidet, large walk-in shower cubicle, shelved display niches, limestone floor, tiled walls, chrome radiator, access to loft space and double glazed window.

From the Landing an oak door leads to:

#### **Family Bathroom**

Comprehensively appointed with a tiled bath, large walk-in shower cubicle, WC, pedestal wash basin, bidet, chrome radiator, tiled walls, tiled floor and an oak door leads to:

#### **Bedroom Two 13' 3" x 14' 4" (4.05m x 4.38m)**

With double glazed windows to two elevations enjoying superb aspects over open countryside and an oak door to Landing.

From the Landing an oak door leads to:

#### **Shower Room**

With a walk-in shower cubicle, WC, wash basin, tiled walls, tiled floor and chrome radiator.

From the Landing an oak door leads to:

#### **Bedroom Three 12' 2" max x 11' 8" (3.72m max x 3.55m)**

With high vaulted ceiling, exposed ceiling beams, large double glazed eaves window to front providing stunning views and fitted wardrobe.

From the Landing an oak door leads to:

#### **Bedroom Four 14' 6" x 10' 10" max (4.41m x 3.29m max)**

With a double glazed window to gable elevation providing lovely views, partially vaulted ceiling and built-in double wardrobe.

#### **Gardens**

The residence benefits from delightful gardens and grounds incorporating lovely established plants, trees, shrubs, flower beds and borders. The gardens benefit from secluded entertaining and alfresco dining areas and an extensive decked terrace enjoying south facing views over a large ornamental pond, large lawned



garden area and woodland. Within the grounds there is a detached timber stable block with tack room, kennel facilities, greenhouse and garden wash room.

#### **Garage Facilities**

Of breeze construction with concrete floors. Potential for conversion if required.

#### **Detached Double Garage 19' 3" x 21' 2" (5.86m x 6.46m)**

With a double remote controlled roller door, windows to side and rear, fitted shelving and an internal door leads to:

#### **Adjoining Single Garden Garage 19' 9" x 10' 8" (6.02m x 3.25m)**

With a remote controlled roller door, windows to side and rear and a door to garden.

#### **Further Detached Double Garage 21' 2" x 20' 3" (6.45m x 6.17m)**

With twin remote controlled roller doors, light, power, door to garden, potential for conversion and an internal door to:

#### **Workshop/Store Room 7' 3" x 14' 3" (2.22m x 4.35m)**

With double doors to outside, shelving and storage provision.

#### **Garden Store 4' 11" x 6' 2" (1.50m x 1.88m)**

#### **Covered Area**

With dog house and adjoining dog shelter.

#### **Garden Wash Room 7' 3" x 5' 9" (2.22m x 1.74m)**

With plumbing for washing machine, WC and wash basin.

#### **Stable Block**

With concrete bases and concrete apron. to front.

**Stable One** - 11' 11" x 11' 0" (3.63m x 3.35m)

**Stable Two** - 11' 11" x 11' 3" (3.63m x 3.43m)

**Adjoining Tack Room**

#### **Tenure - Freehold**

#### **Services**

Oil fired central heating, mains water and electricity, septic tank (not tested by Cheshire lamont.

#### **Directions**

From Nantwich proceed south along the A53 signposted towards Stone and continue out of Nantwich for approximately three miles through the village of Walgherton and continue for half a mile. Upon reaching the brow of the hill, turn right along a private drive/lane with woodland on the left hand side. Continue along the private lane for half a mile until reaching the impressive gated entrance to "Sheepwalks".

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

First Floor





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