



4 Ferndown Way, Wychwood Park, Weston CW2 5GS

CHESHIRE  
LAMONT



Commanding one of the finest positions upon the prestigious Wychwood Park, a most impressive, considerably extended and enhanced detached family residence overlooking the 13th and 14th fairways and enjoying far reaching countryside views providing impeccably appointed accommodation of significant style to 4101 sqft in a select position of just four premium properties. Viewing highly recommended.

- An outstanding and most impressive residence upon the prestigious Wychwood Park
- In a select position of just four premium properties
- Enjoying superb aspects over landscaped gardens, the golf course and countryside beyond
- Affording significant accommodation of immense style, design and proportions to 4101 sqft
- One of the finest properties on Wychwood Park
- Considerably extended with vaulted garden room, two storey gym incorporating sauna, mezzanine balcony and cinema room
- Stunning three storey hallway with impressive lounge, open plan living family dining kitchen, utility room, study and cloakroom
- Vaulted master bedroom with fully glazed gable, balcony and en-suite
- Two double bedrooms with en-suites, two further bedrooms, family bathroom and spacious second floor games room
- Upon a superb gated Park in south Cheshire countryside nearby to M6, Crewe railway station historic Nantwich

#### Agents Remarks

This stunning property is being brought to the market for the first time since it was initially constructed. In subsequent years the current owners have comprehensively extended and improved the property to incorporate significant additional space and rooms. The gardens have been considerably improved and impressively landscaped to incorporate level lawns and patio area. The Park is



highly prized for its overall design and increasingly attractive setting with delightful maturing trees and open green areas within undulating countryside benefiting from an abundance of wildlife, lovely walks, security entrance gates, a recently upgraded luxury hotel, golf clubhouse with restaurant and bar as well as a superb 18 hole PGA standard golf course. The Park is well situated for the commuter being close to the M6 motorway and Crewe mainline railway station and stands within delightful undulating countryside in South Cheshire. The area is highly prized for its pleasant villages and sporting pursuits.

### Property Details

The property enjoys a delightful approach which leads further to an almost private herringbone driveway leading to four superior detached properties. The property occupies a fine position and is fronted by extensive herringbone block paved parking areas providing superb car parking facilities for up to six vehicles. The driveway continues to garaging and a pathway leads to handsome double glazed composite doors within double glazed surround allowing access to:

### Entrance Hall

A lovely entrance to the property with mat recess, high quality engineered wood flooring throughout, radiator and a high door leads to:

### Cloakroom

With WC, wall mounted wash basin, radiator, half tiled walls, extractor fan and double glazed window.

From the Entrance Hall a high door leads to:

### Cloaks Cupboard

With radiator, engineered wood flooring, radiator and double glazed window.

From the Entrance Hall open access leads to:

### Reception Hall

A stunning and most impressive three storey vaulted Hall with a beautiful oak railed staircase ascending to first and second floor galleried landings, engineered wood flooring and open access leads to:

### Open Plan Living Family Dining Kitchen 20' 1" max x 19' 8" max (6.12m max x 6.00m max)

#### Living/Dining Area

Superbly appointed with stunning aspects over Wychwood Park and surrounding countryside via five panel bi-folding doors,



engineered wood flooring throughout, high ceilings, radiators and open access to:

#### **Contemporary Kitchen Area**

Superbly appointed with a range of black mat gloss fronted base and wall mounted units, black quartz working surfaces, underslung one and a half bowl sink, built-in double electric ovens, five ring gas hob with filter canopy over, integrated dishwasher, integrated microwave, American fridge recess, undercounter glazed display shelving units, part tiled walls and uPVC double glazed windows to front elevation.

From the Living/Dining Area a high door leads to:

#### **Utility Room 9' 0" x 7' 4" (2.74m x 2.24m)**

With base and wall mounted units, sink and a uPVC double glazed door to outside.

From the Living/Dining Area open access leads to:

#### **Dining/Garden Room 22' 8" x 11' 3" (6.92m x 3.42m)**

Wonderfully appointed with four panel bi-folding doors to rear elevation, full height windows to gable elevations providing lovely far reaching views over the golf course, Gorsty Lake and woodland beyond, engineered wood flooring and radiator.

From the Reception Hall high double doors lead to:

#### **Lounge 18' 9" x 19' 3" (5.72m x 5.87m)**

A stunning principal reception room with lovely views over the gardens via five panel bi-folding doors, fireplace within attractive surround, radiator, high ceilings and uPVC double glazed windows.

From the Reception Hall a door and steps descend to:

#### **Home Office/Study 16' 11" x 34' 1" (5.16m x 10.40m)**

A versatile space for a variety of usages with a glazed partition which can be removed, tiled flooring, uPVC double glazed window to front elevation, radiator and a sliding door leads to:

#### **Gym 16' 11" max x 34' 1" max (5.16m max x 10.40m max)**

An impeccably appointed leisure suite with full height uPVC double glazed windows overlooking private gardens and the golf course, tiled flooring, sauna and open access to:

#### **Further Gym Area**

With full height gable elevation incorporating four panel bi-folding doors with gable windows over and an impressive oak and stainless steel staircase ascends to:



### First Floor Viewing Gallery

With superb aspects overlooking the gym area, radiator and open access leads to:

### Cinema Room 10' 8" x 13' 9" (3.25m x 4.20m)

With vaulted ceiling, uPVC double glazed window and radiator.

From the Reception Hall a staircase ascends to:

### First Floor Galleried Landing

With impressive aspects over the Reception Hall, door to large walk-in linen store incorporating shelving, high ceilings and a high door leads to:

### Master Bedroom Suite 18' 10" x 19' 3" (5.73m x 5.88m)

Beautifully appointed with a range of fitted wardrobes incorporating railings and shelving, impressive gabled elevation incorporating fitted plantation shutters, uPVC double glazed doors with folding shutters leading to a wide decked balcony, radiators, high vaulted ceiling and a high door leads to:

### En-Suite Bathroom

With a double ended tiled panelled bath incorporating shower, large walk-in wet floor shower cubicle, WC, wall mounted wash basin, Amtico flooring and towel radiator.

### Bedroom Two 10' 4" x 20' 0" (3.15m x 6.09m)

Enjoying outstanding aspects over far reaching countryside via impressive full width uPVC double glazed windows incorporating doors to decked balcony, mirror-fronted fitted wardrobe incorporating railings and shelving and a high door leads to:

### En-Suite Shower Room

With a shower cubicle, wall mounted wash basin, WC, radiator and uPVC double glazed window.

### Bedroom Five 9' 8" x 13' 7" (2.95m x 4.15m)

With a uPVC double glazed window to front elevation and radiator.

### Family Bathroom

With a tiled panelled bath incorporating shower, wall mounted wash basin, WC, walk-in shower cubicle, part tiled walls, Amtico flooring and uPVC double glazed window.

### Bedroom Three 10' 0" x 16' 5" (3.05m x 5.00m)

With uPVC double glazed doors to incorporating windows to either side leading to Juliet balcony, mirror-fronted fitted wardrobe incorporating railings and shelving, radiator and a high door leads to:



### En-Suite Shower Room

With a shower enclosure, WC, wall mounted wash basin, part tiled walls, Amtico flooring and uPVC double glazed window.

### Bedroom Four 10' 0" x 13' 7" max (3.04m x 4.13max)

With uPVC double glazed doors to a large railed balcony providing stunning aspects and radiator.

### Second Floor Games Room 26' 1" x 15' 0" (7.96m x 4.57m)

A wonderful full width open plan leisure space for superb versatile usage with uPVC double glazed window to front elevation, high partially vaulted ceiling, radiators, access to roof space and a door leads to:

### Utility Cupboard

With a wall mounted combination gas fired central heating boiler.

### Externally

The property benefits from extensive parking to the front and delightful landscaped gardens stand to the rear with stone gabions retaining an elevated level grassed lawn, large patio areas and a sloping path leads to a lower elevation and borders the 13th green and 14th tee upon the golf course. The property benefits further from stunning far reaching aspects over undulating Cheshire countryside.

### Garage 20' 1" x 9' 11" (6.12m x 3.01m)

With an electrically operated roller door to front, light and power.

### Further Garage 15' 5" x 14' 0" (4.70m x 4.26m)

With an electrically operated roller door to front elevation, light, power and personal door to side.

### Tenure

Freehold with a management fee.

### Services

All main services are connected (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, turn right and take the fourth turning into Freshwater Drive and The Vistas, proceed to the end of the cul-de-sac and onto Ferndown Way. The property is located on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Chestnut Pavilion  
Tarporley  
Cheshire CW6 0UW  
Tel: 01829 730700

4 Hospital Street  
Nantwich  
Cheshire CW5 5RJ  
Tel: 01270 624441