

Manor Park
Parklands | Middlewich | Cheshire | CW10 0PT

FINE & COUNTRY

# MANOR PARK



*An Exceptional Cheshire Country Residence – A Truly Special Forever Home*



# STEP INSIDE

Occupying an enviable and wonderfully private setting within just under three acres of established private woodland, this outstanding six-bedroom family residence presents a rare opportunity to acquire a home where refined luxury, contemporary sophistication and the natural beauty of the Cheshire countryside combine effortlessly.

Beautifully appointed and finished to an exquisite standard throughout, this exceptional home has been thoughtfully designed to deliver the very best of modern family living, with an impressive balance of elegant interiors, generous proportions and carefully considered technology. Every element has been designed with comfort, practicality and quality in mind, creating a residence that is as functional as it is beautiful.

The accommodation offers an exceptional environment for family life, with six generously proportioned bedrooms and beautifully presented living spaces providing considerable flexibility for both everyday living and entertaining. Whether hosting family and friends or enjoying quieter moments at home, the property offers a wonderful sense of space, comfort and understated elegance.

Technology has been seamlessly integrated throughout, with a sophisticated Sonos sound system providing individually controlled audio in every room. This allows music and sound to be tailored independently to each space, creating an effortless entertainment experience and bringing an additional level of convenience and contemporary luxury to everyday living. A smart internal and external lighting system further enhances the home's modern specification.

Further enhancing the home's impressive specification is its outstanding EPC A energy rating, a particularly desirable feature for a residence of this calibre. Complemented by a 4kW solar array panel system, this offers excellent energy efficiency and reflects a forward-thinking approach to modern living, combining exceptional comfort with a more energy-conscious way of life.

















# SELLER INSIGHT

*"From the moment we first saw this home, we were attracted by its private situation, the woodland stretching down towards the river and its unique, bespoke design. It really is one of a kind. The Kingsley design is architecturally solid in both its structure and layout, and we think it is a really impressive-looking home.*

*One of the things we love most is how the house evolves as you evolve. There are countless opportunities to create spaces to work, study, play, listen to music, create or entertain. It is so light and airy, yet can easily be transformed into somewhere snug and cosy. The ground floor layout is perfect for family life, offering private, tranquil spaces for everyone when needed, but equally allowing the house to open up into a more fluid space filled with all the hustle and bustle of family life.*

*The entrance hall has always had the wow factor for us. The marble flooring, with underfloor heating, keeps the space warm and inviting, while the gorgeous oak staircase is a beautiful feature from the moment you step inside. We have also invested a great deal in the fixtures and fittings throughout, with every detail carefully considered. The recently refitted Kuchenhaus kitchen is very much the heart of our home, where countless family occasions have brought everyone together. We equally love the snug, which is so cosy for family movie nights. The carefully chosen, modern and neutral décor, together with beautiful designer wallpaper, adds just the right amount of sparkle.*

*With dedicated office and play spaces, and every family member and guest having their own bathroom, the layout works wonderfully for a busy family. Everyone loves staying at our home, and it really has been a true Cheshire retreat. We have hosted countless family occasions over the years, including a big birthday celebration with 70 guests, entertained by the very famous Cole Page! The garden has also accommodated marquees for special occasions, with so much space to enjoy every kind of social gathering.*

*The grounds are something we have particularly loved. With three acres of garden, woodland and the River Wheelock, it is easy to spend a whole day outdoors enjoying the setting and the wildlife. Over the years, we have recorded 26 different species of birds, and the interesting habitats across our land have even attracted attention from the Wildlife Trust. We would encourage the next owners to spend as much time outdoors as possible, as the setting really is beautiful.*

*Although we enjoy such a private countryside setting, we are also exceptionally well connected. Knutsford is just 15 minutes away, there is a choice of excellent local schools within walking distance, and school buses to Hartford if needed. We have particularly enjoyed the picturesque canal paths on our doorstep, which are ideal for walking, running and cycling. Many Sunday afternoons have been spent walking our Labrador along the canal before stopping off at the Little Lock Café for a coffee or cocktail. There is also so much choice when it comes to local schools, shopping, dining and sport, with football, rugby and cricket in Middlewich, Cheshire Gymnastics just 20 minutes away, as well as boxing clubs, martial arts, athletics and much more. We have also enjoyed being members of Rookery Hall Spa, which is just a ten-minute drive away.*

*Just as important, as the home itself, have been our neighbours. We have been so fortunate to have such lovely people around us, with a wonderful sense of looking out for one another. Watching the children whizz up and down on their crazy carts has been part of everyday life, and some of our neighbours have become lifelong friends.*

*Our advice to anyone making this home their own would be to enjoy everything it has to offer, particularly the beautiful outdoor setting, and simply allow the space to evolve with you. There are countless possibilities, and had we stayed longer, we would probably have created a walk-in wardrobe off the principal bedroom and added a larger terrace with balconies to the rear.*

*Whoever has the pleasure of this home, we hope you will be as happy here as we have been. It really is a perfect family home, and one we will always remember with great affection."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.































# STEP OUTSIDE

Without question, one of the property's most remarkable attributes is its extraordinary setting. Encompassing just under three acres of private woodland, the grounds provide an exceptional degree of privacy and seclusion, creating a truly idyllic backdrop to everyday life. Mature trees and natural surroundings offer a wonderful sense of escape, whilst the beautiful river Wheelock meandering along the lower boundary adds an altogether more enchanting dimension to the landscape.

This is a setting that changes beautifully with the seasons, where woodland walks, peaceful surroundings and the gentle presence of flowing water create an atmosphere rarely found within a private residential setting. A wonderful opportunity for families to enjoy an outdoor lifestyle, with nature and the beauty of the countryside quite literally on the doorstep.

Despite its wonderfully secluded position, the property is remarkably well connected. Set amidst the beautiful Cheshire countryside, it enjoys convenient access to an abundance of picturesque walks, neighbouring villages and the wider amenities of the region. Excellent access to the principal motorway networks provides straightforward connections across the North West and beyond, whilst London is accessible in under two hours, making this an equally appealing proposition for those requiring connectivity to the capital.

Combining an exceptional specification, sophisticated integrated technology, outstanding energy efficiency and grounds of genuine distinction, this is a property that delivers on every level. A home of exceptional quality, a setting of remarkable natural beauty and a lifestyle that is increasingly difficult to find.

**Location**

Enjoying a desirable position within the heart of Cheshire, Manor Park benefits from a location that effortlessly combines the appeal of established residential living with the beauty of the surrounding countryside and the convenience of excellent regional connections.

The historic market town of Middlewich offers a distinctive blend of heritage, character and contemporary convenience. Its charming canalside setting, independent boutiques, welcoming cafés, traditional inns and selection of restaurants create an inviting atmosphere, whilst providing an appealing choice of amenities for everyday living.

Surrounded by the picturesque Cheshire landscape, the area lends itself beautifully to those who appreciate an outdoor lifestyle. The nearby Trent and Mersey Canal offers idyllic waterside walks, whilst the surrounding countryside and neighbouring villages provide endless opportunities to explore and enjoy the changing seasons.

For families, the area offers a choice of local schooling and recreational amenities, with the neighbouring towns of Sandbach, Holmes Chapel and Northwich providing further opportunities for shopping, dining and leisure. The sought-after town of Knutsford is also within reach, renowned for its charming high street, independent shops, restaurants and welcoming atmosphere.

For those seeking relaxation and leisure, Rookery Hall Hotel & Spa offers an appealing nearby retreat, with its spa facilities and dining experiences providing an additional lifestyle attraction.

Connectivity is another notable advantage, with convenient access to the region's principal road networks, placing the wider Cheshire area, Manchester and beyond within comfortable reach.

Combining an enviable residential setting with the timeless appeal of the Cheshire countryside, Manor Park offers a lifestyle of comfort, convenience and understated elegance – an ideal setting in which to establish a home and enjoy the very best of modern Cheshire living.







# INFORMATION

**Services, Utilities & Property Information**
Tenure – Freehold
EPC Rating – A
Council Tax Band – G
Local Authority – Cheshire East Council
Property Construction – Standard – brick and tile
Electricity Supply – Mains and solar panels
Water Supply – Mains
Drainage & Sewerage – Septic tank
Heating – Mains gas central heating
Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Garage parking for 2 cars and driveway parking for 4+ cars. Electric Vehicle (EV) charging point.

Special Notes – The property is subject to restrictive covenants, rights, and easements. Mines and minerals are excluded from the property title, with associated working rights reserved. No Council Tax band is currently recorded for the property and buyers are advised to make their own enquiries with the local authority. Trees within the boundary of the property are subject to a Tree Preservation Order (TPO). The property is served by a communal private drainage system, shared with four neighbouring properties. The approximate annual cost for emptying and maintaining the septic tank is £900–£980. The property benefits from solar panels with an associated Feed-in Tariff, providing an income from generated electricity. Installed in 2015, the system is owned outright by the current vendor and is not connected to the National Grid. Approximately 8 years remain on the Feed-in Tariff, with an average annual income of around £800–£1,000. Please contact the agent for more information.

Total Internal Floor Area – 3,971 sq ft.

**Directions**
Postcode: CW10 0PT

**Viewing Arrangements**
Strictly via the vendors sole agent, Veronica Jackson, on 07538 811 881.

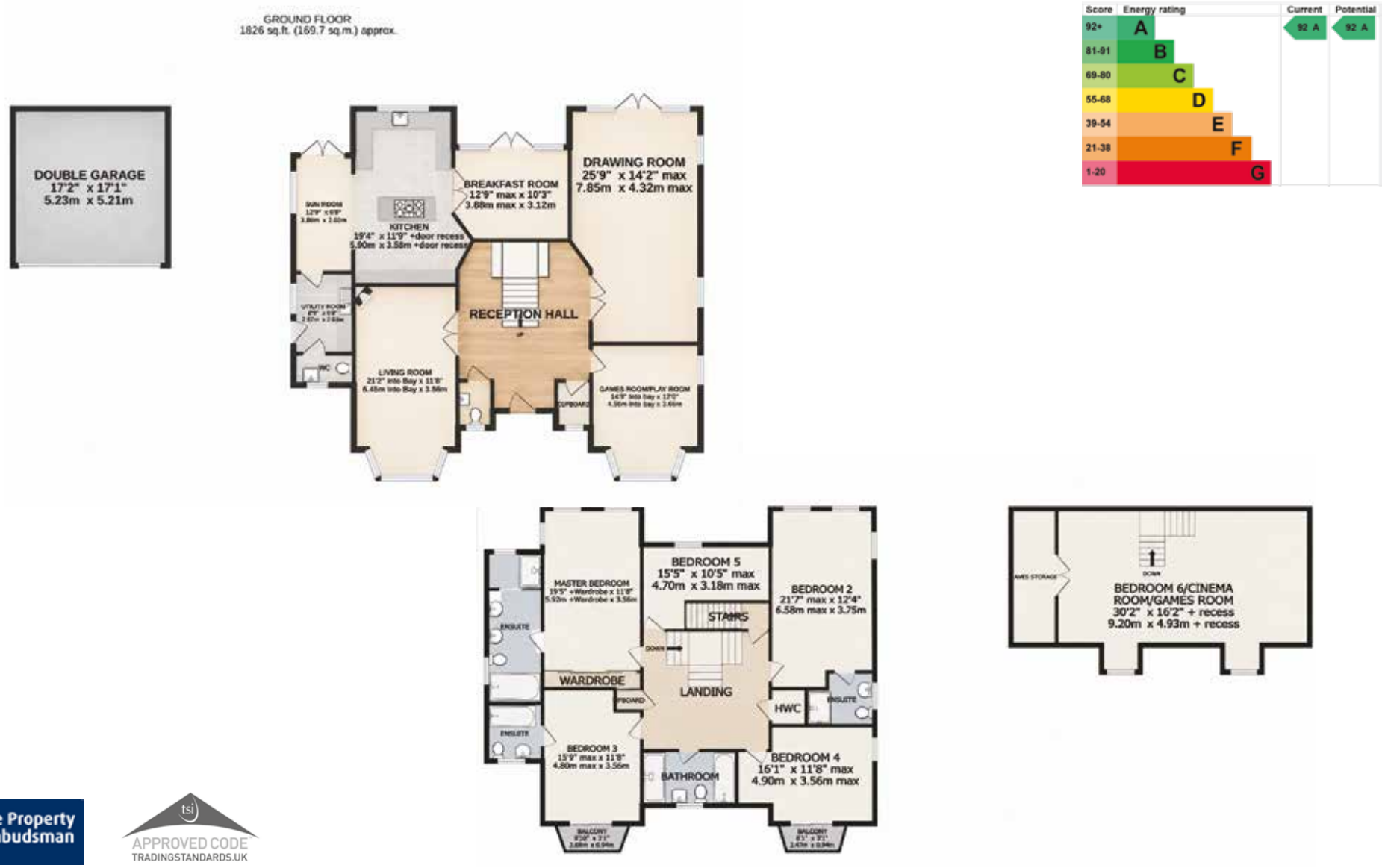
**Website**
For more information visit https://www.fineandcountry.co.uk/chester-nantwich-and-tarporley-estate-agents

**Opening Hours**

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| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday | 9.00 am - 4.30 pm |
| Sunday | By appointment only |




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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*




## VERONICA JACKSON

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