

Mark  
Webster  
estate agents



Home Farm Close  
Wetherley  
£550,000

\*\*\* STUNNING EXTENDED FAMILY HOME - SOUGHT AFTER VILLAGE LOCATION - BEAUTIFULLY PRESENTED \*\*\*. For sale with MARK WEBSTER estate agents is this spacious detached property briefly comprising: lounge, dining room, snug, study, kitchen/breakfast room, utility, pantry, four bedrooms, ensuite, shower room, garage and garden. Viewing is essential.

## Property Description

An exceptional and substantially extended four bedroom detached family residence, beautifully presented throughout and occupying a desirable position within a quiet cul de sac in the ever popular village of Witherley.

This impressive home offers an abundance of versatile living space, perfectly suited to modern family life. The ground floor begins with a welcoming entrance hall leading to a tastefully presented lounge featuring a stylish bio ethanol fire, creating a warm and inviting focal point. There is a separate study ideal for home working, along with a formal dining room which flows seamlessly into a cosy snug, also benefiting from a further bio ethanol fire, providing a perfect space for relaxing evenings.

Undoubtedly the heart of the home is the stunning kitchen/breakfast room, thoughtfully designed with both practicality and style in mind. Featuring fitted units, solid wood work surfaces, a Belfast style ceramic sink, five ring gas hob and double Neff oven, this space is ideal for both everyday living and entertaining. A breakfast bar adds a sociable element, while a separate utility room and pantry provide excellent additional storage and functionality.

To the first floor, the property continues to impress with four well proportioned bedrooms. The main bedroom is particularly noteworthy, offering a generous layout with a dedicated dressing area and a contemporary ensuite featuring a beautiful free standing bath. Bedroom two benefits from its own ensuite washroom/WC, while bedroom three includes fitted wardrobes. A modern family shower room serves the remaining accommodation.

Externally, the property enjoys a generous and well maintained rear garden, designed with both relaxation and entertaining in mind. A large patio area provides the perfect setting for al fresco dining, complemented by a low maintenance artificial lawn, raised planting beds and a charming garden room/retreat – an ideal space for summer enjoyment, whether as a home office, studio or peaceful escape.

To the front, there is a driveway providing ample off road parking along with access to the garage.

Witherley is a highly sought after village offering an attractive blend of countryside charm and everyday convenience. The area is well regarded for its welcoming community atmosphere and scenic surroundings, while still providing easy access to nearby towns for a range of amenities, schooling and transport links. Ideal for families and commuters alike, it offers a peaceful setting without compromising on connectivity.

**GUEST WC** 2' 6" x 4' 8" (0.76m x 1.42m)

**STUDY** 11' 4" x 8' 0" (3.45m x 2.44m)

**LOUNGE** 15' 1" x 11' 6" (4.6m x 3.51m)

**DINING ROOM** 8' 8" x 9' 0" (2.64m x 2.74m)



**SNUG** 11' 1" x 9' 5" (3.38m x 2.87m)

**KITCHEN/BREAKFAST ROOM** 11' 9" x 19' 4" maximum (3.58m x 5.89m) (8' 7" x 9' 0" minimum)

**UTILITY ROOM** 9' 2" x 6' 7" (2.79m x 2.01m)

**PANTRY** 4' 4" x 8' 0" (1.32m x 2.44m)

**BEDROOM ONE** 22' 6" x 16' 1" maximum (6.86m x 4.9m) (12' 7" x 6' 10" minimum)

**ENSUITE** 9' 6" x 8' 8" maximum (2.9m x 2.64m) (3' 10" x 5' 6" minimum)

**BEDROOM TWO** 13' 2" x 10' 9" maximum (4.01m x 3.28m) (9' 1" minimum width)

**ENSUITE WASHROOM/WC** 7' 8" x 2' 5" (2.34m x 0.74m)

**BEDROOM THREE** 10' 7" x 10' 9" maximum (3.23m x 3.28m) (8' 7" x 8' 7" minimum)

**BEDROOM FOUR** 7' 4" x 9' 6" maximum (2.24m x 2.9m) (4' 7" minimum length)

**SHOWER ROOM** 5' 5" x 6' 4" (1.65m x 1.93m)

**GARAGE** 17' 3" x 8' 5" (5.26m x 2.57m)

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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TOTAL FLOOR AREA: 1766 sq.ft. (165.9 sq.m.) approx.

Score	Energy rating	Current	Potential
72+	A		
61-71	B		
51-60	C	69 C	76 C
41-50	D		
31-40	E		
21-30	F		
1-20	G		

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