



25 WYCHWOOD PARK | WESTON | CHESHIRE | CW2 5GP | OIRO £589,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

25 Wychwood Park, Weston, Cheshire, CW2 5GP

An excellent substantial Four Bedroom, Three Bathroom Detached executive style house standing in the popular Wychwood Park with its hotel & golf course. The spacious family size property boasts extensive accommodation and stands in a glorious and enviable edge of park position, being elevated.

Briefly comprising; Entrance Hall, Cloaks/WC, Living Room, Dining Room, Kitchen Breakfast Room, Utility, Study & Family Room. First Floor Landing, Master Bedroom One with Ensuite and Dressing Room/Walk in Wardrobe, Bedroom Two, Bedrooms Three & Bedroom Four with Jack & Jill Bathroom, Family Bathroom.

Detached double garage with Games/Leisure Room over.

Extensive driveway & pleasant gardens.

UPVD D.G. & Gas C.H.





WYCHWOOD PARK

DIRECTIONS

Proceed out of Nantwich along London Road (A51) passing over the level crossing and straight on at the lights at Stapeley out to the 'Cheerbrook roundabout' Nantwich by-pass, at the roundabout take the 4th exit along Newcastle Road signposted Wybunbury and Shavington. Follow this road for approximately 3 miles through the village of Hough passing over the railway bridge and at the roundabout at Chorlton take the 3rd exit towards Betley and Keele. At the next roundabout turn right into Wychwood Park; having passed through the security barrier turn right at the mini roundabout and follow the road around the park. Continue to the far end of the development & the property will be observed on the right hand side, being the last property on the edge of the development.

WYCHWOOD PARK

Wychwood Park is an outstanding community that sets new standards for living. This is an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, the impressive new golf course not only offers great enjoyment to players, it also enhances the setting & views for the homes themselves. There is a Club House & a Hotel with conference facilities. There is a 24 hour on-site manned security service & residents enjoy social membership of the Golf Club. The course has been beautifully landscaped, designed & developed to European PGA tour standards. Wychwood Park is set in the heart of the beautiful Cheshire countryside, a county renowned for its outstanding landscape, historic towns, gardens & stately homes. Access to various footpaths & walks around the development are available.





NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

CLOAKS / WC

LIVING ROOM (RECEPTION ONE)

25' 7" x 14' 9" (7.8m x 4.5m)

DINING ROOM (RECEPTION TWO)

14' 9" x 9' 6" (4.5m x 2.9m)

KITCHEN BREAKFAST ROOM

23' 3" x 12' 9" (7.1m x 3.9m)



FAMILY ROOM (RECEPTION THREE)
14' 9" x 13' 5" (4.5m x 4.1m)

UTILITY ROOM

STUDY / PLAYROOM
11' 1" x 9' 10" (3.4m x 3m)

FIRST FLOOR LANDING

MASTER BEDROOM SUITE:-

BEDROOM ONE
16' 8" x 16' 0" (5.1m x 4.9m)

ENSUITE
13' 5" x 7' 6" (4.1m x 2.3m)

DRESSING ROOM / WALK IN WARDROBE
11' 1" x 7' 6" (3.4m x 2.3m)

BEDROOM TWO
11' 5" x 9' 10" (3.5m x 3m)

FAMILY BATHROOM
9' 2" x 8' 6" (2.8m x 2.6m)

BEDROOM THREE
13' 5" x 9' 2" (4.1m x 2.8m)

'JACK & JILL' BATHROOM

BEDROOM FOUR
14' 1" x 8' 2" (4.3m x 2.5m)

EXTERIOR

EPC RATING: C

COUNCIL TAX BAND:

SERVICES

All mains gas, water, electricity & drainage services are connected available locally (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

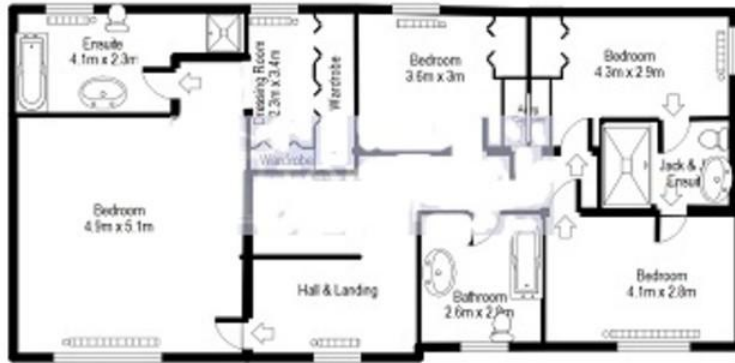
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





First Floor



Ground Floor

