



Wright Marshall
Estate Agents

8 PHEASANT DRIVE, WINCHAM, NORTHWICH
CW9 6PX

OFFERS IN THE REGION OF £440,000



A five double bedroom detached property located within walking distance to the highly regarded Wincham Community Primary School

Description

Purchased by the current vendors ten years ago this large home is the perfect opportunity for a growing family.

Externally a large double driveway for up to five vehicles, a single integral garage housing the combi boiler, ample on street parking and a lawned garden can be found to the front aspect. The rear enclosed south east facing garden and patio is accessible via the side gate to the property, the back door in the kitchen or the dining room extension, ideal for entertaining family and friends.

Ground floor accommodation comprises hallway with doors to the downstairs WC, lounge and kitchen.

The bay fronted lounge measures over 17 ft by over 12 ft creating a light and airy reception room with a feature gas fire place.

The modern kitchen has two double glazed windows to the rear aspect, a range of low level and eye level units and a selection of integrated appliances including an extractor hood, four ring induction hob, double fan oven and a family sized dishwasher.

The utility room provides plumbing and space for the washing machine and tumble dryer.

The dining room extension was built by the previous owners creating a large reception room measuring over 20 ft by 9 ft with a double glazed window to the rear aspect and sliding doors to the rear patio, flooding the room with natural light.

Upstairs comprises five double bedrooms all of which have double glazed windows, a modern three piece family bathroom, a large built in airing cupboard over the stairs and a modern three piece en-suite shower room to the main bedroom.

Wincham is a quaint village in West Cheshire with excellent road networks and beautiful countryside.

The Spar in Wincham is only a short 5 minute walk down Church Street towards Wincham Community Primary School and the Old Red Lion Pub in Pickmere is only a short 15 minute walk up Pickmere Lane towards Knutsford.

Knutsford, famous for Tatton Park is only a 10 minute drive down Pickmere Lane and then Tabley road, ideal for cycling and dog walking enthusiasts.

Alternatively Marbury Park is only a 5 a minute drive in the opposite direction towards Northwich for a more convenient choice of walk.

Local golf clubs include Heyrose located on Budworth Road in Pickmere only a 6 minute drive away, followed by High Leigh, Knutsford and The Mere Golf & Country Club.

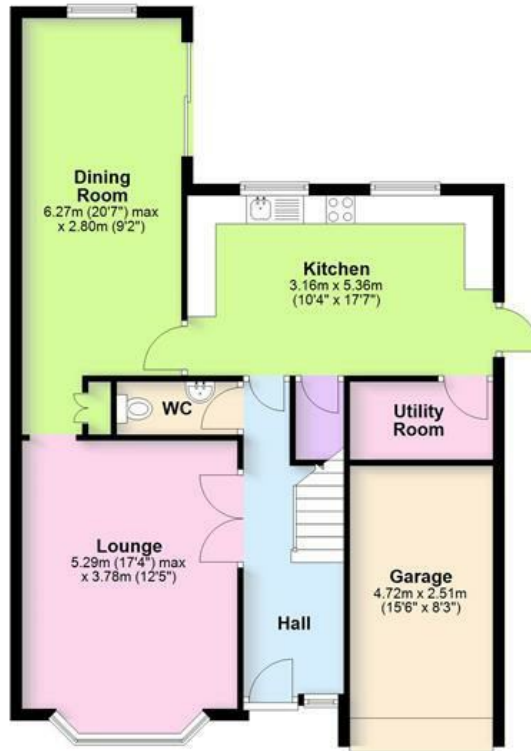
The highly regarded Farm Club in Pickmere is located on Park Lane, just a 5 minute drive away, perfect for anyone wishing to take part in wellness activities including open water

swimming, yoga and meditation.

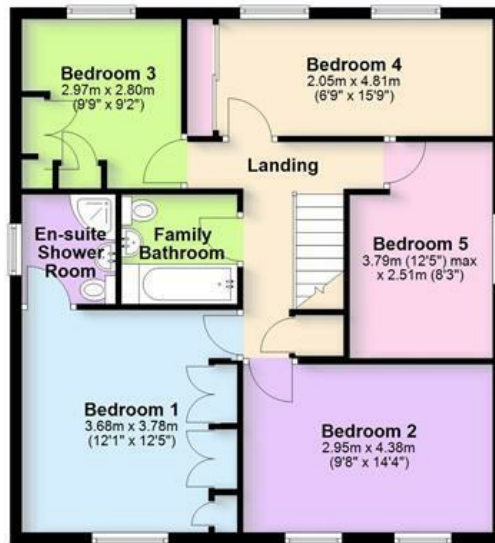
The annual Cheshire Show is held down the road on Pickmere Lane and equestrian enthusiasts will be pleased to know that there are several livery stables in the area across Pickmere, Antrobus and Budworth and racecourses including Aintree, Chester and Haydock are all within driving distance.

Local primary schools include the highly regarded Wincham Community Primary School, Great Budworth Church Of England and Lostock Gralam Church Of England Primary Schools.

Ground Floor
Approx. 84.2 sq. metres (906.6 sq. feet)



First Floor
Approx. 73.5 sq. metres (791.0 sq. feet)



Total area: approx. 157.7 sq. metres (1697.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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