



9 FRESHWATER DRIVE | WYCHWOOD PARK | WESTON | CHESHIRE | CW2 5GR | OFFERS OVER £775,000



An imposing, magnificent, substantial & superior residence located in sought after Freshwater Drive in the exclusive 'Wychwood Park' with its Golf Course, Hotel, Spa & 24 Hour Security.

This impressive four / six bedroom detached house boasts excellent reception rooms including a fabulous split level kitchen dining family room, providing ample space for entertaining guests or simply relaxing with your family. With spacious bedrooms, outstanding vistas to both the front & rear & three well appointed bathrooms, there is plenty of room for everyone to have their own private sanctuary.

The fine home ensures convenience and comfort over three spacious & wonderfully light floors of accommodation with versatility at its core whilst offering a perfect blend of contemporary design and functionality. There is also no shortage of storage space in this beautiful home. Generous parking facilities on the attractive brick paved driveway is sure to add enhanced convenience to busy daily life whilst the extensive lawned gardens create a superb space to enjoy the magnificent views, particularly over the undulating golf course to the rear which is a unique backdrop and certainly adds additional prestige to this glorious residence.

Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a spacious family home to create lasting memories, this property has it all.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE EXACTING RESIDENCE**





#### WYCHWOOD PARK & WESTON

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.

#### DIRECTIONS

From our Nantwich office proceed along Hospital Street passing over the two roundabouts onto London Road. Continue through the lights, at the roundabout take the third junction onto the A500. At the third roundabout turn right in the direction of Keele. At the next roundabout turn left then right at the next. Proceed into Wychwood Park via the security access & bear right continuing through the stunning development. Turn right into Freshwater Drive then turn right where the property will be observed on the left hand side.





#### NEARBY NANTWICH TOWN

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;

RECEPTION HALL

CLOAKS WC





LIVING ROOM 13'1 x 8'8



SPLIT LEVEL KITCHEN DINING FAMILY ROOM:-

DINING AREA 11'3 x 7'9

KITCHEN AREA 11'10 x 9'9

STUNNING VAULTED CEILING LIVING AREA 25'6 x 15'4





UTILITY ROOM

STUDY / PLAYROOM 10'8 x 8'3

FIRST FLOOR LANDING



BEDROOM THREE 10'1 x 8'3





BEDROOM FOUR 8'2 x 7'8

BEDROOM TWO 12'4 x 10'1



CONTEMPORARY FAMILY BATHROOM



ENSUITE SHOWER ROOM



MASTER SUITE:-

BEDROOM ONE 42'9" x 12'0"

WALK IN WARDROBE





ENSUITE SHOWER ROOM

BALCONY WITH EXCEPTIONAL REAR GOLF COURSE VIEW





## SECOND FLOOR LANDING

### NOTE:

The second floor featuring two bright & spacious rooms has vast potential for buyers to add their own stamp on the property, whether by creating two further bedrooms, bespoke office spaces or perhaps studio / gym space etc, there is extensive opportunity to create exactly what buyers require. Both rooms feature vaulted ceilings, Velux / windows, eaves storage & recessed ceiling lighting.

## POTENTIAL BEDROOM FIVE

## POTENTIAL BEDROOM SIX





## EXTERIOR

The substantial imposing & highly distinctive property stands amidst a generous garden with an extensive front driveway providing ample off road parking, together with an excellent (and versatile) integral double garage.

A glorious feature of the property is the paved central courtyard with access from three elevations encapsulating the perfect place to entertain & while away Summer evenings. The pleasing lawned front garden features specimen trees & shrubs, whilst the outstanding secure lawned rear garden enjoys the most wonderful golf course over view capturing the elevated vistas beautifully. The rear garden also benefits from paved patio areas and established planting including borders and mature trees.

## INTEGRAL DOUBLE GARAGE 16'9 x 12'8



EPC RATING: C

COUNCIL TAX BAND: G

## SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired 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](mailto: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.

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#### 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.

#### 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](mailto: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.





