



1 Gorsty Hill Close, Balterley, Near Betley CW2 5QS

CHESHIRE  
LAMONT



An outstanding five bedroom modern detached family house affording superbly enhanced and extended accommodation within a stunning and exclusive situation overlooking Gorsty Hill lake with extensive grounds and gardens to 0.3 of an acre affording delightful aspects. Presented and appointed throughout to an impeccable standard within a very highly regarded location on the South Cheshire/Staffordshire border. Viewing highly recommended. NO CHAIN.

- An exceptionally rare opportunity to acquire a stunning home with lakeside grounds
- Affording delightful views and aspects over Gorsty Hill lake and surrounding countryside
- Within an exclusive and select position with large gardens and grounds to 0.3 of an acre and one and a half integral garage
- Impeccably enhanced, extended and delightfully presented throughout
- Master bedroom with en-suite wet floor shower room, bedroom two with en-suite shower room
- Three further bedrooms and family bathroom
- Impressive and fully appointed dining kitchen with open access to vaulted family room
- Lounge with fireplace and views to lake, dining room with bay
- Utility room, cloaks/boot room and cloakroom
- NO CHAIN
- Viewing highly recommended

#### Agents Remarks

This superb and spacious five bedroom detached family house incorporates excellent design and features with a vaulted family/garden room at the rear enjoying stunning views over Gorsty Hill lake. The property enjoys extensive grounds and gardens that lead to the side of the lake with delightful surrounding views. The renowned "The Broughton" is within 200 yards and the historic village of Betley is nearby with lovely countryside and leisure pursuits. The house is very conveniently situated for easy access to the nearby towns of Nantwich and Crewe as well as the Potteries. Junction 16 on the M6 is nearby as is Crewe mainline railway station and the forthcoming HS2 terminal.



## Property Details

A stone paved step descends to a path with steps leading to a high quality uPVC double glazed door inset within uPVC double glazed surround leading to:

### Reception Hall

A glorious entrance to the property with an Oak staircase with half landing ascends to first floor, coved ceiling, contemporary column radiator, Porcelanosa tiled floor incorporating mat recess, recessed ceiling lighting, high quality Oak doors to principal rooms and an Oak door leads to:

### Cloakroom

With WC, chrome wall mounted radiator, extractor fan and a vanity wash basin with mixer tap and cupboard beneath.

From the Reception Hall an Oak door leads to:

**Storage Cupboard 6' 9" x 8' 2" (2.06m x 2.50m)**

From the Reception Hall an Oak door leads to:

**Lounge 18' 3" x 11' 4" (5.57m x 3.46m)**

A fabulous reception room enjoying outstanding views and aspects over the lake and private rear gardens and terrace with a fireplace incorporating a recessed "Clearview" log burning stove upon raised granite hearth and attractive fireplace surround, uPVC double glazed doors with uPVC double glazed windows to either side overlooking patio terrace, radiator and sectional glazed Oak doors lead to:

**Dining Room 11' 11" x 11' 4" (3.62m x 3.46m)**

With uPVC double glazed bay window to front elevation, wall light points, coved ceiling and double radiator.

From the Reception Hall an Oak door leads to:

**Large Walk-In Cloaks/Boot Room**

With a wall mounted media unit and Porcelanosa tiled floor.

From the Reception Hall a sectional glazed Oak door leads to:

**Dining Kitchen 13' 10" max x 19' 3" max (4.22m max x 5.87m max)**

Impeccably appointed with a superb range of high quality gloss fronted base and wall mounted units beneath attractive Quartz working surfaces, built-in twin Siemens ovens, built-in microwave, warming drawer, five ring induction hob, Siemens filter canopy, plumbing for American style fridge freezer, underslung one and a half bowl sink with shower mixer tap, integrated dishwasher, integrated wine fridge,



large Quartz topped central dining island incorporating cupboards and drawers beneath, double radiator, recessed ceiling lighting and open access leads to:

#### **Family Room 10' 6" x 15' 7" (3.19m x 4.75m)**

With a vaulted ceiling incorporating twin Velux windows incorporating fitted blinds, tiled floor, uPVC double glazed window with granite sill to rear elevation providing lovely aspects, large uPVC double glazed patio doors to patio terrace incorporating fitted blinds.

From the Dining Kitchen a sectional Oak door leads to:

#### **Laundry/Utility Room**

With wall mounted gas fired central heating boiler, plumbing for washing machine, uPVC double glazed window and tall cupboard.

#### **First Floor Landing**

A spacious landing benefiting from a deep uPVC double glazed box window to front elevation, radiator, coved ceiling, recessed ceiling lighting, access to loft and a door leads to:

#### **Deep Airing Cupboard**

Incorporating a pressurized vented cylinder system.

#### **Master Bedroom 11' 0" x 15' 5" (3.35m x 4.71m)**

A superb room with two fitted double wardrobes incorporating railing and shelving, double radiator, coved ceiling, uPVC double glazed window to rear elevation providing fine views and a door leads to:

#### **En-Suite Wet Floor Shower Room**

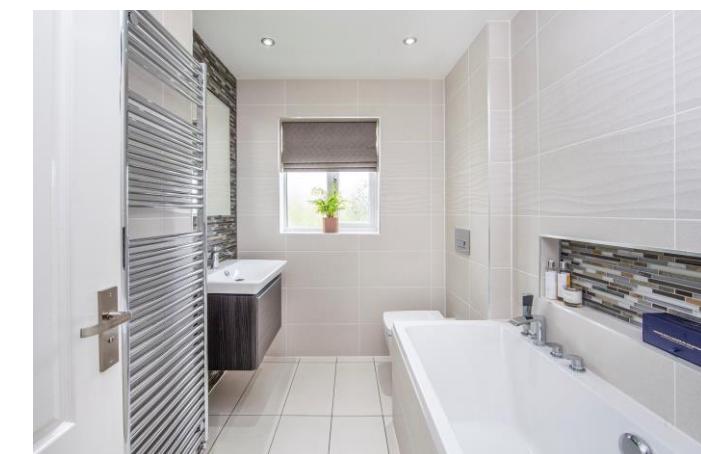
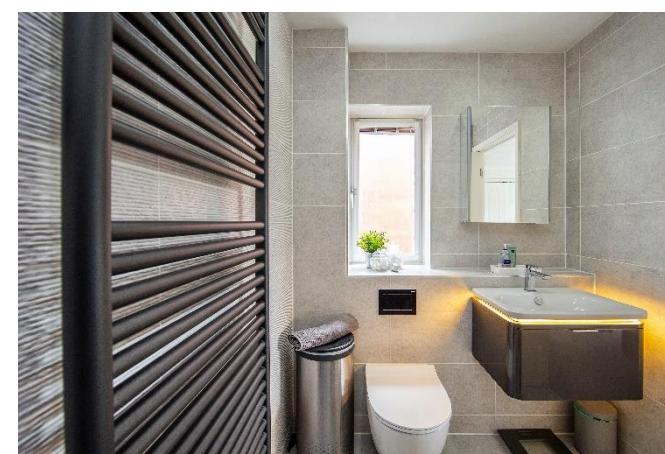
Impeccably appointed with tiled floor incorporating central floor drain and underfloor heating, overhead shower, high smoke-glazed screen, tiled niche, attractive contemporary wall mounted wash basin with mixer tap and drawer beneath, WC, contemporary towel radiator, fully tiled walls, recessed ceiling lighting, fitted mirror and uPVC double glazed window incorporating fitted blind.

#### **Bedroom Two 14' 1" max x 11' 2" (4.30m max x 3.41m)**

With uPVC double glazed window to front elevation providing attractive views over courtyard and approach, double radiator, built-in double wardrobe incorporating railing and shelving, coved ceiling, radiator and a panel door leads to:

#### **En-Suite Shower Room**

Delightful appointed with a recessed shower incorporating folding screen door, overhead shower and tiled enclosure, half tiled walls, wall mounted wash basin with mixer tap and drawers beneath, WC, tiled floor, recessed ceiling lighting, chrome towel radiator and uPVC double glazed window to front elevation.



**Bedroom Three 11' 0" max x 11' 2" (3.35m max x 3.41m)**

With fitted double wardrobe incorporating railing and shelving, coved ceiling, double radiator and uPVC double glazed window to rear elevation providing fine aspects.

**Bedroom Four 6' 11" x 10' 2" (2.11m x 3.11m)**

With uPVC double glazed deep box window to front elevation, double radiator and coved ceiling.

**Bedroom Five 11' 0" max x 7' 5" (3.35m max x 2.26m)**

With radiator, coved ceiling, uPVC double glazed window and built-in double wardrobe incorporating railing and shelving.

**Family Bathroom**

With a double ended panelled bath incorporating shower and taps, tiled display niche, chrome towel radiator, WC, vanity wash basin incorporating drawer beneath, fully tiled walls, tiled floor, uPVC double glazed window and recessed ceiling lighting.

**Attached Garage 16' 11"max x 16' 7" max (5.15m max x 5.05m max)**

With twin electrically operated remote controlled up and over doors lead to a one and a half base garage with double glazed window to side, side personal door, light and power.

**Externally**

The property is approached via a pillared driveway which sweeps through shared landscaped gardens to the front and leads to a small select close of just three executive homes. No. 1 benefits from a double driveway to the front and stands in a delightful situation with a large patio terrace and extensive lawned gardens to the rear. Overall, the property stands in grounds and gardens to 0.3 of an acre. The grassed gardens are contained within fencing and Gorsty Hill lake provides an outstanding backdrop with an abundance of nature and wildlife.

**Tenure**

Freehold.

**Services**

LPG, mains water and electricity. Superfast broadband - 1000mbps. Not tested by Cheshire Lamont Limited.

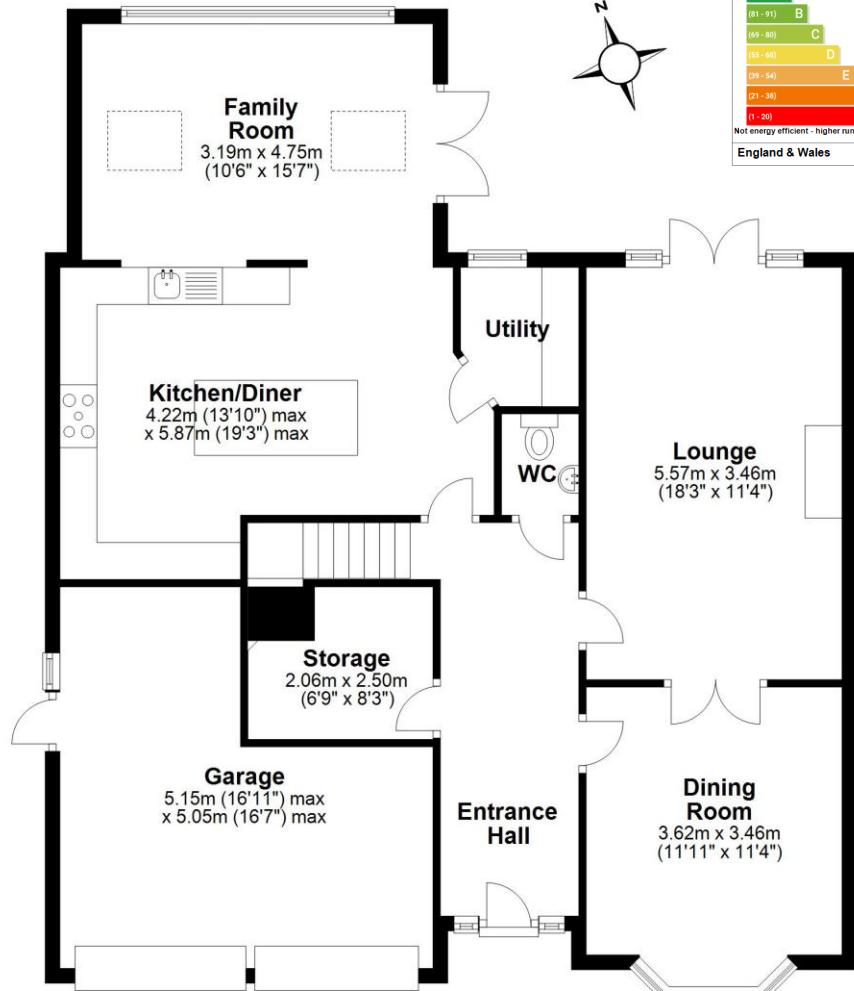
**Directions**

From Nantwich proceed along London Road to the roundabout at A500 and turn right along Newcastle Road and continue through Shavington and Hough towards Betley. After passing the entrance to Wychwood Park turn left towards Audley where the entrance to Gorsty Hill Close is on the left hand side.

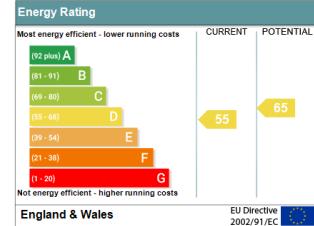


## Ground Floor

Approx. 114.0 sq. metres (1226.9 sq. feet)

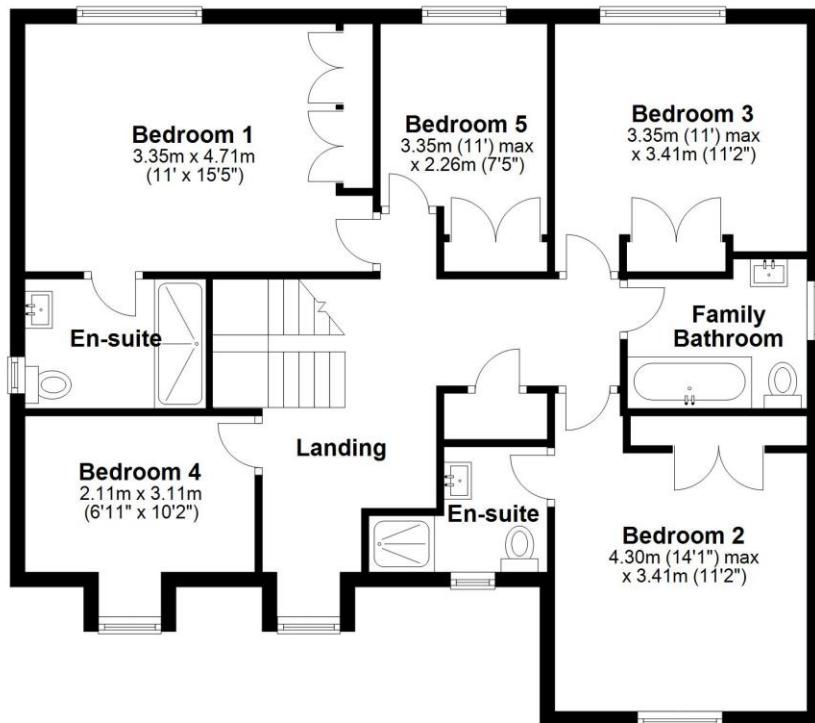


Address: 1 Gorsty Hill Close, Balterley, CREWE, CW2 5QS  
RRN: 5437-9124-3200-0834-6222



## First Floor

Approx. 85.8 sq. metres (923.7 sq. feet)



Floorplan is for illustrative purposes only.  
Plan produced using PlanUp.



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