



“Northwood”, Lodge Lane, Hatherton CW5 7LD

CHESHIRE
LAMONT



An exceptional country residence standing in extensive private gardens and grounds to five acres in delightful surroundings with far reaching views from an elevated position providing superb and versatile accommodation to approximately 3000 sqft. Affording considerable character and style with separate ground floor self contained suite potential, double detached garaging and a superb range of additional buildings for a variety of usage. Extensive grassed lawns and paddock, large ornamental pond, large stone paved garden terrace, enclosed woodland area and extensive gated driveway. Viewing highly recommended.

- A most impressive and individual five bedroom detached country residence
- Commanding a superb elevated position in delightful rural surroundings
- Within private grassed paddock and gardens to five acres and partial far reaching views to the Welsh Hills
- Affording stunning and versatile accommodation to approximately 3000 sqft
- With extensive gated sweeping driveway, detached double garaging, superb additional buildings
- Situated in a fine and highly sought after location in South Cheshire countryside nearby to Nantwich
- Providing superbly appointed accommodation of immense character and appeal
- Spacious and versatile reception accommodation, large fully appointed living family dining kitchen
- Principal bedroom suite with balcony, dressing room and en suite
- An outstanding country house of rare appeal in delightful extensive grounds upon a leafy country lane

Agents Remarks

Northwood is an exceptional country house providing elegant, stylish accommodation arrayed over two floors with a delightful range of highly attractive features. The rural hamlet of Hatherton offers super



local walks, bridle & cycle paths and the desirable picturesque village of Audlem is just 2.5 miles offering a good selection of independent shops including an antiques shop, local butchers and delicatessen. There is a public house, restaurant, mini supermarket, St James church and a medical practice. The towns of Market Drayton, Whitchurch and Newcastle under Lyme are also within easy reach. For a further range of facilities, Hatherton is located just a short drive from the popular historic market town of Nantwich.

Property Details

An Indian stone paved step and approach leads to:

Tiled Pitched Porch

With a double glazed leaded feature door incorporating full height leaded double glazed panels and double glazed porthole window to side elevation leading to:

Reception Hall

A glorious expansive entrance to the property with tiled flooring, high moulded coved ceiling, full Oak spindled staircase to galleried first floor landing, an Oak framed and glazed door with Oak glazed side panels providing wonderful aspects to the dining kitchen area and via windows to extensive rear gardens and an Oak panel door leads to:

Office/Study 11' 4" x 11' 0" max (3.45m x 3.35m)

With a uPVC double glazed bay window to front elevation providing fine aspects over private front gardens, radiator, picture rail, moulded coved ceiling, television aerial point, double glazed window to side elevation and extensive range of fitted Neville Johnson library shelving with cupboards beneath.

From the Reception Hall an Oak panel door leads to:

Lounge 23' 11" x 15' 1" max (7.28m x 4.60m)

With a uPVC double glazed bay window to front elevation, radiator, moulded coved ceiling, double glazed windows to either side of large recessed fireplace within chimney breast incorporating a wood burning stove upon a granite hearth and with television alcove above, four wall light points and recessed ceiling lighting.

From the Reception Hall an Oak panel door leads to:

Dining Room 12' 7" x 10' 11" (3.83m x 3.32m)

A beautifully appointed room with radiator, moulded coved ceiling, uPVC double glazed window to side elevation overlooking open fields and providing delightful views across the Cheshire plain, Peckforton Hills, Bickerton Hills and the Welsh Hills in the distance.

From the Reception Hall an Oak glazed panel door leads to:



Extensive Open Plan Living Family Dining Kitchen 30' 1" x 16' 1" (9.18m x 4.89m)

Kitchen Area Gloriously appointed with a superb range of units comprising cupboards and drawers, four door kitchen range beneath a large filter canopy, display dresser stand with shelving and cupboards, island unit beneath granite working surface, integrated dishwasher, under slung Belfast sink with mixer tap, part tiled walls, tiled floor, recessed ceiling lighting, granite sills to uPVC double glazed windows overlooking rear gardens and space for American fridge freezer. Living Area With radiator, uPVC double glazed windows to side elevation providing lovely fine far reaching views, double glazed window to rear elevation, tiled floor and recessed ceiling lighting.

From the Reception Hall an Oak panel door leads to:

Side Hall

With uPVC double glazed porthole window to front elevation, Oak door to home IT hub, tiled floor, fitted shoe cupboard with shelving and an Oak panel door leads to:

Utility/Laundry Room

With radiator, tiled floor, base units with cupboards and drawers, wall mounted cupboards, Oak working surfaces, single drainer one and a half bowl sink unit with mixer tap, uPVC double glazed door to rear patio and uPVC double glazed door to rear.

From the Side Hall an Oak panel door leads to:

Ground Floor Suite/Games/Entertainment Room 21' 11" x 18' 11" max (6.69m x 5.77m)

A superb versatile area providing a wide variety of potential usage including a self contained living suite benefiting from uPVC double glazed windows to front, side and rear elevations, high moulded coved ceiling and an Oak panel door leads to:

Shower Room 9' 5" x 7' 1" (2.86m x 2.17m)

With corner fitted shower, tiled floor, Oak vanity wash stand with granite surface and enamel bowl, WC, radiator, part tiled walls and fully fitted full width and height cupboards incorporating railing and shelving with sliding screen doors.

First Floor Galleried Landing

Superbly appointed with large hinged access to loft incorporating retractable ladder, Velux window to landing area and open access leads to:

Inner Landing

An Oak door leads to:



Master bedroom 20' 3" x 16' 1" (6.17m x 4.90m)

A superb principal bedroom of excellent proportions affording outstanding aspects over surrounding countryside with large uPVC double glazed double doors to a South facing first floor balcony incorporating wrought iron railing, two uPVC double glazed windows to side elevation providing fine far reaching views, uPVC double glazed window to rear elevation, radiator, Oak panel door to dressing room with extensive railing and shelving and an Oak panel door leads to:

En Suite Bathroom 11' 5" x 6' 6" (3.48m x 1.98m)

With a tiled panel spa bath, pedestal wash hand basin, WC, fully tiled walls, corner fitted shower cubicle, chrome radiator, high quality Oak plank effect floor, uPVC double glazed window to front elevation and recessed ceiling lighting.

Bedroom Two 12' 9" x 11' 11" (3.88m x 3.63m)

With uPVC double glazed bay window to front elevation incorporating radiator, double glazed window to side elevation and radiator.

Bedroom Three 11' 10" x 10' 10" (3.60m x 3.31m)

With radiator and uPVC double glazed window to rear elevation.

Bedroom Four 11' 4" x 11' 0" (3.45m x 3.35m)

With radiator and uPVC double glazed bay window to front elevation.

Bedroom Five/Nursery 7' 1" x 6' 3" (2.17m x 1.90m)

With radiator and uPVC double glazed window to front elevation.

Bathroom

With a contemporary dual slipper bath incorporating central wall mounted shower rainfall tap, wet floor walk in shower area with full height screen and overhead shower, Velux window, fully tiled walls, WC, wash hand basin and chrome radiator.

Externally

Northwood stands behind delightful neat groomed established hedging to the front with remote controlled electrically operated sliding wrought iron gates allowing access over a large sweeping pebbled driveway that leads through lawned front gardens and continues past the front of the house to an extensive driveway and parking area at the side. The front of the property is slightly elevated behind neat box hedging with low stone retained walling and an extensive Indian stone patio area. The driveway continues via the side of the house to South facing rear gardens. The rear of Northwood stands in extensive comprehensively landscaped South facing gardens with Indian stone paved patio areas retained within flowerbeds and borders with an abundance of mature trees and shrubs. The house benefits from outstanding private enclosed South facing level lawned fields and paddock with an established ornamental pond. The property benefits



from a most useful range of garden buildings ideal for a variety of individual usages and an extensive detached garage.

Extensive Detached Garage

With remote controlled roller shutter door, light and power.

Garden Buildings

The buildings are divided into three workshops with windows to East and West elevations, a door to the West elevation and benefits from light, power, full insulation and wall mounted electric radiators. Through the main workshop, the rooms could be ideally utilized as a superb home office, cinema room, games room or for a variety of other usages.

Services

Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont). Superfast fibre broadband facilities up to 78 mb.

Viewings

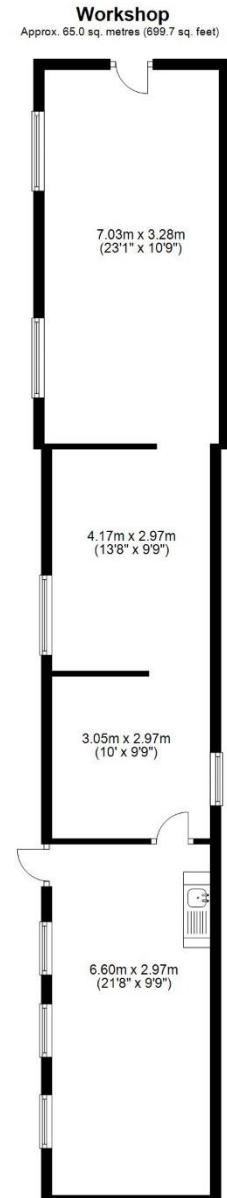
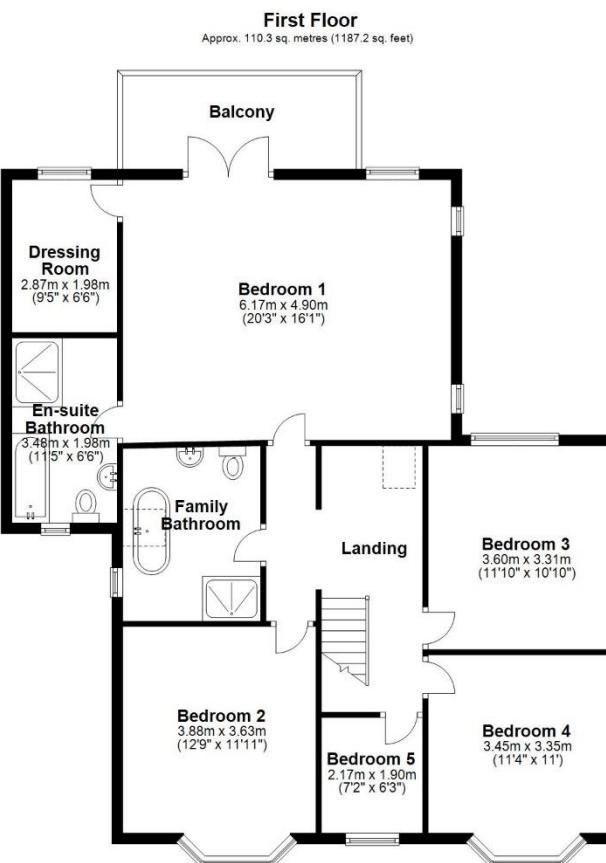
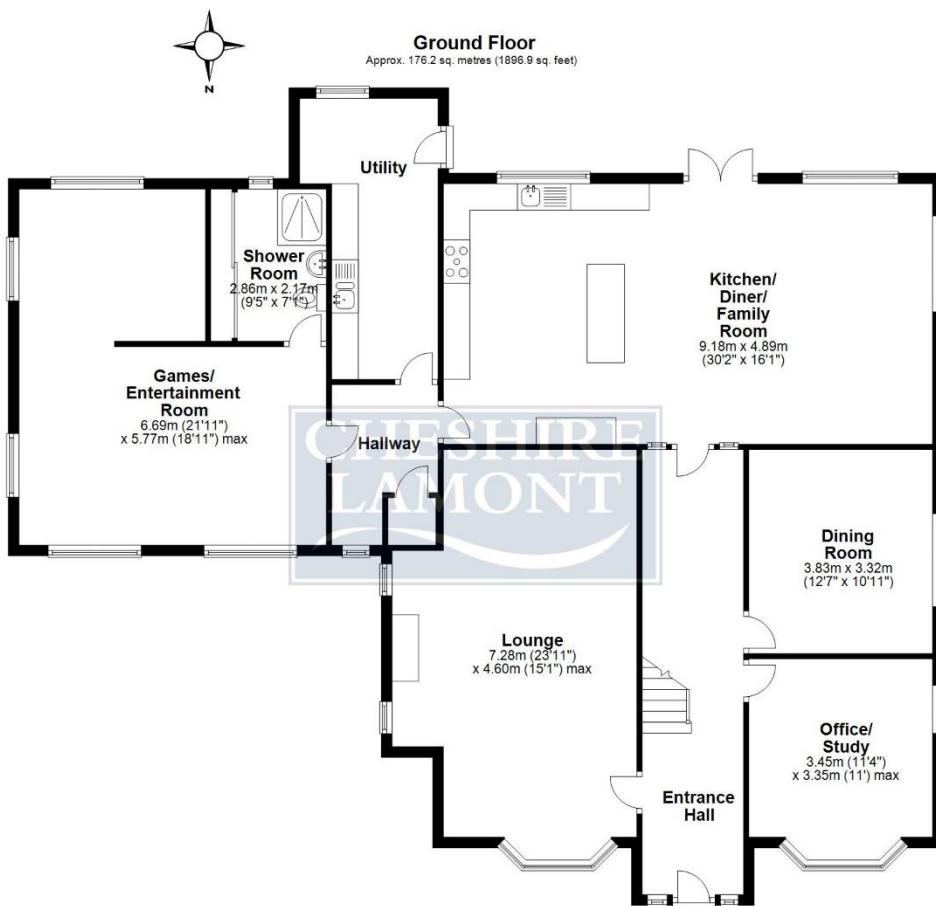
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road past Brine Lees High School and continue onto Audlem Road towards Audlem. Continue for approximately 2.5 miles and turn left onto Park Road. Turn left onto Crewe Road towards Walgherton and turn right onto Lodge Lane. Northwood is set behind electrically operated sliding gates on the right hand side.

Address: NORTHWOOD, LODGE LANE, HATHERTON, NANTWICH, CW9 6JL
RRN: 0131-3006-4206-4519-9200

Energy Rating		
Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A	81	67
(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





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www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpole
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441