



Chartwell House, Middlewich Road, Woolstanwood CW2 8SD

CHESHIRE
LAMONT



A most spacious and delightfully appointed modern detached family home standing in extensive gardens and grounds to 0.25 of an acre with country views to the rear situated in a prominent and convenient location affording well arrayed and versatile accommodation. Enclosed reception porch, reception hall, lounge with Inglenook fireplace, large dining/family room, sitting room, cloakroom, fully appointed family dining kitchen, laundry room, pantry/storage room and rear hall. Galleried landing, four double bedrooms and a family bathroom. Large double garage, landscaped front gardens, extensive driveway and lawned rear gardens with extensive patio.

- A most spacious detached family home to 2400 sqft
- Standing in a fine prominent position in gardens and grounds to 0.25 of an acre
- In a convenient location affording countryside views to the rear
- Presented and appointed throughout to a very high standard
- Offering spacious and versatile reception accommodation
- Large fully dining kitchen with laundry room, pantry storage room and cloakroom
- Four double bedrooms and large fully appointed family bathroom
- Landscaped driveway and gardens, superb parking facilities and spacious double garage
- Full uPVC double glazing and oil fired central heating

Property Details

A large edged gravel driveway provides a superb approach to the property which is set back from the road behind neat Laurel hedging. The driveway is bordered by block paved paths, raised sleeper retained landscaped beds and a wide block paved path leads to a fully glazed uPVC double glazed door with uPVC double glazed panels to either side leading to:



Enclosed Reception Porch

With slate tiled flooring, two wall lights and a uPVC double glazed composite door with full height uPVC double glazed side panels leads to:

Reception Hall

A superb entrance the property with a staircase ascending to first floor, radiator and an Oak panel door leads to:

Lounge 17' 4" x 12' 2" (5.29m x 3.72m)

With a uPVC double glazed bow window to front elevation, radiator, a deep Inglenook brick pillared fireplace with mantel over, a raised quarry tiled hearth insert with copper chimney canopy and large mantel over, radiator, television aerial point, two wall light points, coved ceiling and an Oak framed double doorway gives open access to:

Large Dining/Family Room 26' 5" x 12' 2" max (8.04m x 3.72m)

With two radiators, full width uPVC double glazed sliding patio doors to rear providing lovely far reaching rural views and overlooking rear gardens, door to Kitchen and an Oak door leads to:

Family/Sitting Room 14' 1" x 12' 2" (4.3m x 3.72m)

With a uPVC double glazed bow window to rear elevation, radiator and coved ceiling.

NB - These rooms could be amalgamated to create one large open plan living space.

From the Reception Hall an Oak door leads to:

Cloakroom

With WC, Oak effect plank flooring, pedestal wash hand basin, half tiled walls and recessed ceiling lighting.

From the Reception Hall an Oak glazed door leads to:

Family Dining Kitchen 25' 11" max x 12' 1" (7.90m x 3.68m)

A spacious and impeccably appointed dining kitchen with a superb range of high quality base and wall mounted units, attractive working surfaces incorporating a single drainer sink unit with mixer tap, uPVC double glazed bow window to rear elevation, large kitchen range beneath filter canopy, tiled flooring throughout, central kitchen island with Granite counter and cupboards beneath, integrated dishwasher, part tiled walls, radiator, recessed ceiling lighting, Oak door leads to:



Laundry/Utility Room 5' 5" x 9' 0" (1.65m x 2.75m)

With wall light points, single drainer sink unit with cupboards beneath, uPVC double glazed window to side, quarry tiled flooring and plumbing for automatic washing machine.

From the Dining Kitchen an Oak door leads to:

Large Store Room

A large deep store room suitable for a pantry or general storage use.

From the Dining Kitchen a doorway leads to:

Rear Hall

With tiled flooring and a uPVC double glazed door to outside.

First Floor Landing

With a uPVC double glazed window to front elevation, access to loft and a deep storage cupboard.

Bedroom Three 12' 6" x 9' 0" (3.81m x 2.75m)

With a uPVC double glazed radiator to front elevation, radiator, and a fitted double wardrobe incorporating railing and cupboards over with a door to further storage room.

Bedroom Two 12' 8" x 12' 5" max (3.86m x 3.79m)

With a uPVC double glazed window to rear elevation providing far reaching rural views and a radiator.

Bathroom

With a panelled bath incorporating shower over, fitted walk in shower cubicle with overhead shower and full height screen, vanity wash hand basin with drawers and cupboards beneath, chrome ladder radiator, half tiled walls, recessed ceiling lighting and a uPVC double glazed window to rear elevation.

Bedroom One 17' 4" x 12' 2" (5.29m x 3.72m)

With Oak effect plank flooring, two radiators, full width fitted wardrobes with full height central mirrors and incorporating railing and shelving and uPVC double glazed windows to front and rear elevations providing lovely aspects.

Bedroom Four 10' 10" x 8' 11" (3.30m x 2.72m)

With uPVC double glazed window to rear elevation and radiator.



Externally

The property benefits from large rear lawned gardens with an extensive paved patio, flowerbeds, borders and established trees. Overall the property stands in grounds extending to 0.25 of an acre.

Double Garage 16' 10" x 15' 7" (5.14m x 4.74m)

With a remote controlled roller door to front, personal door to side, light and power.

Services

Oil fired central heating, mains water and electricity (not tested by Cheshire Lamont).

Viewings

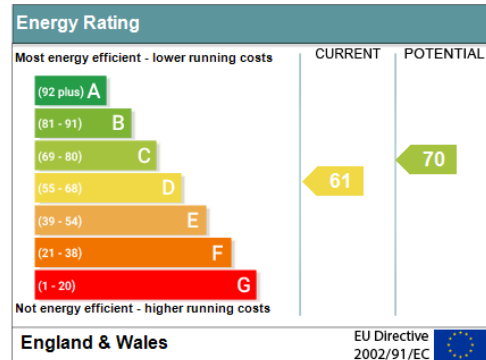
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich, proceed along Middlewich Road towards Crewe passing Alvaston Hall on the left hand side. Continue straight over at the Marshfield roundabout and after 400 yards Chartwell House is located on the left hand side.



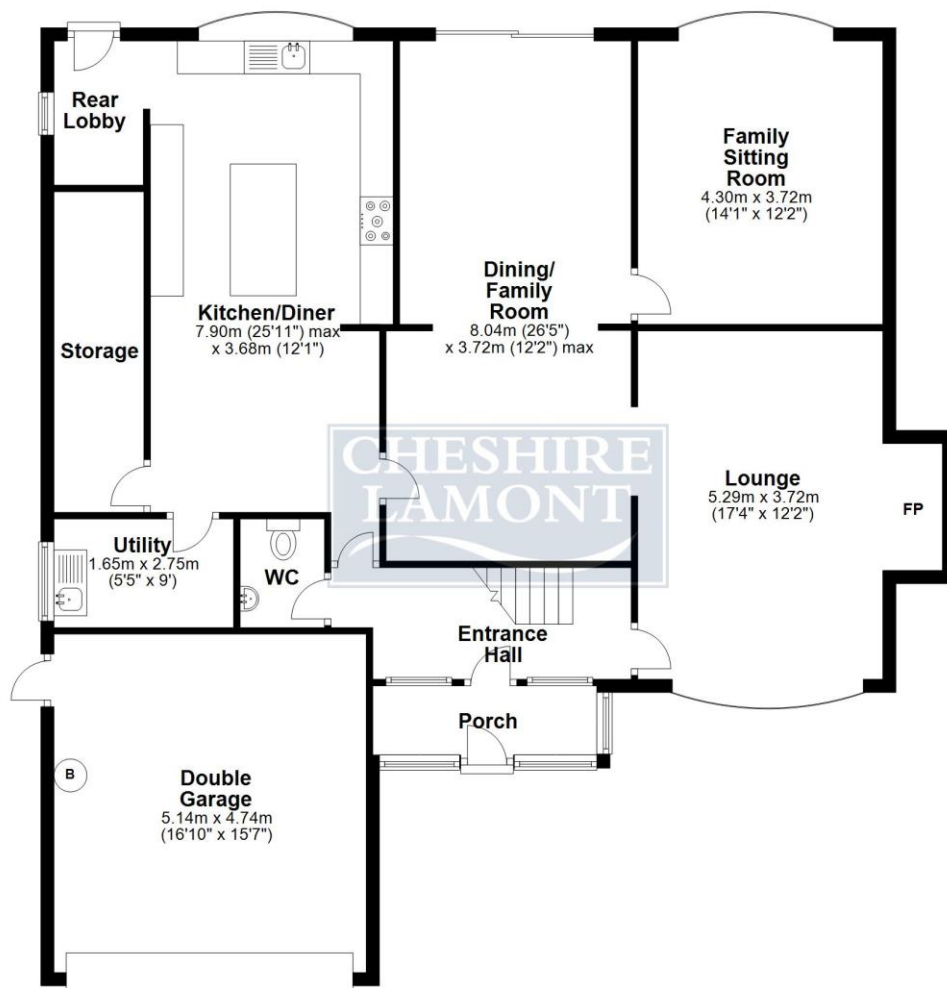
Address: Chartwell, Middlewich Road, Woolstanwood, Crewe, CW2 8...
RRN: 9422-3001-7209-4779-2200





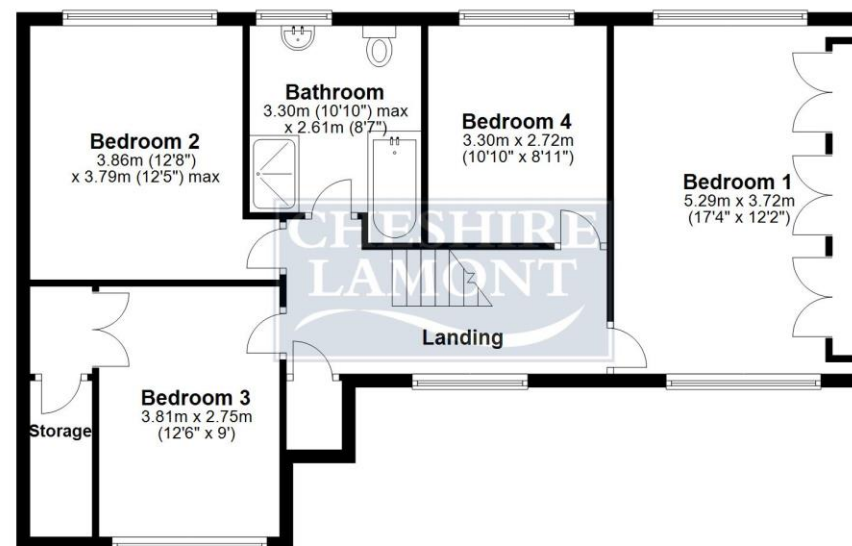
Ground Floor

Approx. 150.3 sq. metres (1618.2 sq. feet)



First Floor

Approx. 74.5 sq. metres (801.4 sq. feet)





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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