

## 9 Kingsdown Close, Weston

£725,000 Freehold



An impressive five bedroom detached residence occupying an imposing position with stunning views and impressive gardens • Incredibly spacious and highly versatile accommodation with exceptional room proportions extending over 2600 sq ft • Set on the prestigious gated Wychwood Park development, benefiting with 24 hour security, vehicle control and eligible for social membership of the golf course club house • Immaculately presented and kept in a show home like condition, affording stylish interior, tasteful finishes, contemporary fittings and luxuriously appointed accommodation • Substantial rear garden offering a true oasis with a sun terrace, perfect for al fresco dining, outdoor entertaining and gardening endeavours • Double width driveway leading to an integral double garage, providing ample parking for several vehicles





NO CHAIN! May we entice you with the beauty of what lies nestled within the prestigious gated development of Wychwood Park, Cheshire, this impeccably appointed five bedroom detached residence stands as a testament to luxury living with accommodation extending over 2600 sq ft. Commanding an imposing position with breath-taking panoramic views, impressive gardens, double garage and expansive driveway, this exquisitely presented home offers a grandeur and elegance that is unparalleled.

Entering through the opulent storm porch, the grand entrance hall welcomes you with open arms, leading seamlessly into the expansive lounge. Boasting a bay window that floods the room with natural light, a striking fireplace feature, and French patio doors that open out onto the rear terrace, the lounge effortlessly blends indoor and outdoor living.

The adjacent formal dining room provides the perfect setting for hosting family gatherings and dinner parties, while the well-appointed contemporary kitchen is a chef's paradise. Complete with a range of sleek wall and base units, complementary work surfaces, extended worktop breakfast bar, and integrated appliances, the kitchen seamlessly flows into the spacious family room/garden room, creating a harmonious space for social gatherings and relaxation.

Working from home is a pleasure in the study, while the separate utility room, guest WC, and cloakroom add convenience to daily living. Ascending the staircase to the first floor, the light and airy galleried landing leads to five double bedrooms and three bathroom facilities. The master bedroom exudes luxury with its four-piece en-suite bathroom, while the second bedroom boasts an en-suite shower room and a private balcony overlooking the lush surroundings. The main family bathroom offers a haven of tranquillity with its four-piece suite, serving the remaining bedrooms.

Externally, the property is a masterpiece in landscaping, with an attractive front garden featuring lush lawns and low cut hedging, enhancing the kerb appeal of this wonderful home. The double width driveway leads to the integral double garage, providing ample parking for multiple vehicles. To the rear, the stunning private garden is a sanctuary of relaxation, with a paved terrace perfect for al fresco dining and a verdant oasis beyond, filled with a myriad of plants, shrubs, and trees.

The glorious rear garden has been meticulously designed to cater to every whim, with lawns, a vegetable plot, a pond, and an extensive entertaining terrace offering superb views. The terrace is an entertainer's dream, with a hot tub adding a touch of luxury to outdoor gatherings. Fully stocked borders further enhance the beauty of the garden, making it an ideal space for both entertainment and horticultural pursuits. With its south-east facing aspect, the terrace basks in sunlight, creating a serene ambience for outdoor enjoyment.

In conclusion, this fabulous property is a rare gem in the prestigious enclave of Wychwood Park, offering a lifestyle



NO CHAIN! Luxurious five bedroom detached home set on Wychwood Park. Grand entrance, expansive lounge, formal dining room, open-plan kitchen/family room, study and utility. Five double bedrooms, four bathrooms and a balcony. Double garage, lush gardens with sun terrace. Unparalleled elegance!

Council Tax band: G

Tenure: Freehold

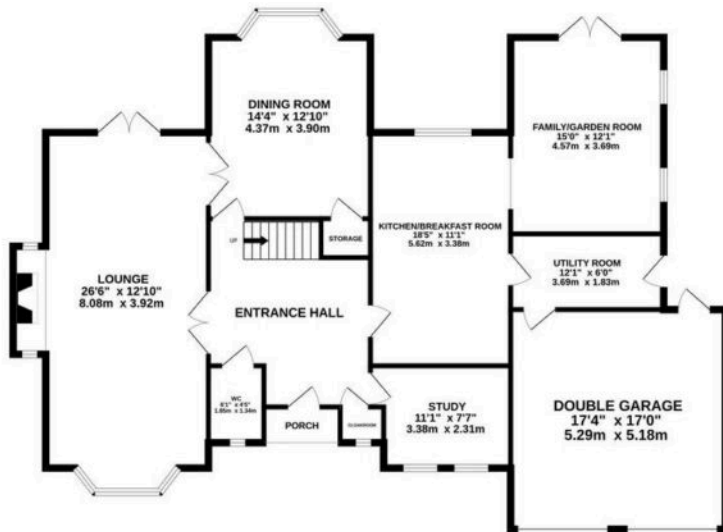
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

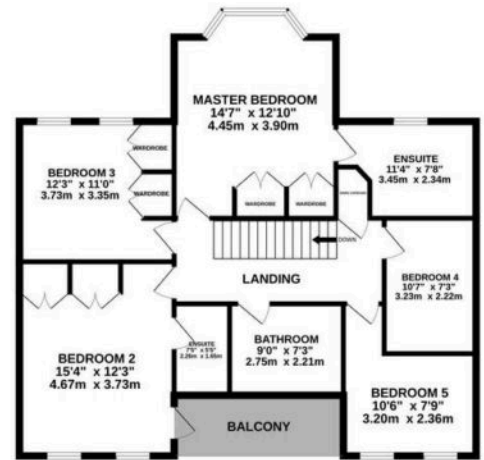




GROUND FLOOR  
1640 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 2631 sq.ft. (244.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



You can include any text here. The text can be modified upon generating your brochure.