

## 61 Park Road, Willaston

£1,350,000 Freehold



Set on a substantial private gated plot with an impressive self-contained annex and detached double garage with workshop • Finished to the highest of standards with stylish interior, high specification fittings and features that amazes in every room • Enjoying a wonderful sense of flow with vast living space and extraordinary room proportions throughout • Utterly breathtaking views over the Cheshire countryside despite being so close to Willaston and Nantwich • Magnificent open-plan living family dining kitchen expanding approx 40x20 sqft with a fully opening patio door perfectly connecting the indoor and outdoor living spaces





They say space is the final frontier, in which case this could be your forever home! One of the most spectacular homes, affording incredibly spacious and luxuriously appointed accommodation all set in a private gated plot with an impressive self-contained annex, detached double garage with workshop and stunning rural views over the rolling Cheshire countryside! Located on the highly desirable Park Road on the edge of the sought-after village of Willaston, this remarkable six bedroom detached home epitomises luxury living and enjoys a peaceful village setting, yet is convenient for a variety of amenities and transport links.

The principle house has been finished to the highest of standards with stylish interior, high specification fittings and immaculately presented accommodation. Set over three floors, this fabulous home enjoys a wonderful sense of flow with vast living space and exceptional room proportions for all the family and your furry friends to enjoy without stepping on each others toes! The grand entrance hall sets the tone with a staircase rising to the first floor and French doors inviting you to the accommodation that lies beyond. Two generous front reception rooms include a lounge and sitting room/play room, both with bay windows that bathe the rooms with natural light, perfect for relaxation and cosy evenings by the log burner.

At the heart of this fabulous residence lies the magnificent open-plan living family dining kitchen with fully opening patio doors to the rear that seamlessly connect the indoor and outdoor living spaces, ideal for entertaining and gatherings. The well-appointed kitchen is a culinary enthusiast's dream, incorporating a range of mounted wall and base units, complementary worktops and high specification integrated appliances. The cinema room is the icing on the cake, adding further versatility and a private retreat for those to unwind without any interruptions. The ground floor layout is complete with a guest WC and separate utility room fitted with further wall and base units, sleek work surfaces, single sink unit with drainer and plumbing for a washing machine.

Ascending to the light and airy first floor landing, there are five superb double bedrooms and three bathroom facilities where the master benefits with the luxury of an en-suite shower room, the second and third bedrooms share a Jack & Jill shower room and a stunning five piece main bathroom serves the remaining bedrooms, perfect for modern family living. Heading further upwards onto the second floor, there is an additional double bedroom and a highly versatile room which could be used as a home office or hobby/crafts room. Storage is well catered for with a cloakroom and two useful cupboards to the ground floor, fitted wardrobes in all bedrooms to the first floor and ample eaves storage throughout the second floor.

Externally, the property lies within impressive grounds with lush lawns to the front and rear, a large paved patio area, perfect for outdoor entertaining and al fresco dining, plus mature borders providing privacy and tranquillity. An expansive driveway winds around the main house, leading to the outbuildings which include a self-contained annex with shower and kitchen facilities, a double garage with a separate storage room, WC and workshop.

Further key features include remote controlled electric gates, log burning stove and underfloor heating throughout the property. Look no further home hunter and contact our Nantwich office to secure a viewing as we already have the red carpet laid out to greet you on arrival!



Exquisite six bedroom detached residence, affording incredibly spacious and luxuriously appointed accommodation all set in a private gated plot with an impressive self-contained annex, detached double garage and stunning rural views over the rolling Cheshire countryside! Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

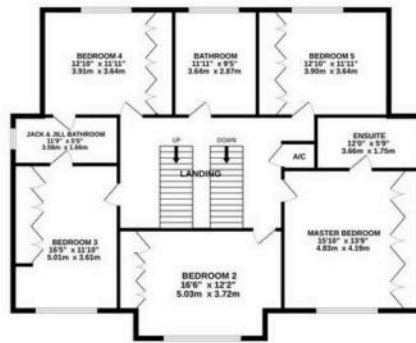




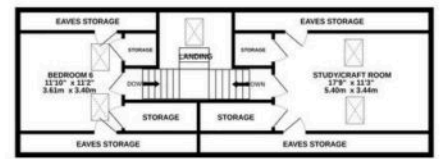
**GROUND FLOOR**  
2030 sq.ft. (188.6 sq.m.) approx.



**1ST FLOOR**  
1515 sq.ft. (140.8 sq.m.) approx.



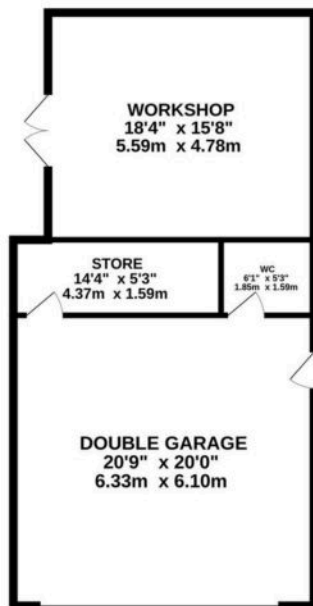
**2ND FLOOR**  
756 sq.ft. (70.3 sq.m.) approx.



**TOTAL FLOOR AREA : 4302 sq.ft. (399.6 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.  
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**OUTBUILDINGS**  
811 sq.ft. (75.4 sq.m.) approx.



**ANNEX**  
421 sq.ft. (39.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.**

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