



Fennywood

Little Budworth | Cheshire



Fennywood

Little Budworth, Winsford
Cheshire, CW7 4EG

A fabulous, fully refurbished 3-bedroom house with stables and land near Little Budworth, Cheshire.

- Fully refurbished 3-bedroom, period farmhouse
- Master bedroom with en-suite bathroom
- Newly fitted kitchen & utility
- Open plan kitchen, dining and living
- Excellent rural outlook
- Tree lined driveway, patio & gardens
- Three stables with hay store
- 7.65 acres of land

Approximate distances (miles):

Winsford 3m | Little Budworth (& Oulton Park Circuit) 5m | Delamere 7m | Northwich 8m
Tarpорley 9m | Crewe 11m | Chester 17m
Manchester Airport 24m

Description

Fennywood has been fully refurbished to a high standard both inside and out. The property offers excellent family accommodation with its large open plan kitchen, dining and living area, three double bedrooms and two bathrooms. There is an adjacent block of three quality timber stables and land equating about 7.65 acres.



On entering the property, you go through some automatic gates with an intercom system, you then follow the tree lined drive, which brings you up to the property gates. Fennywood has its own large, gravel parking sweep, between the stables and the house itself. The property is positioned within surrounding Cheshire grassland, providing a quiet and peaceful rural setting, yet only just a short drive away from both Winsford and Little Budworth. The property is ideally situated, having an excellent road network, as well as easy access to Crewe Station with its two-hour inter-city rail service to London. The M6 Motorway junction 18 is just 9 miles away and Manchester International Airport is also just a half hour drive. The property enjoys its rural prominence, whilst being extremely convenient to many north western centres.

There are several highly regarded schools in the area, both primary and secondary schools, located in Winsford, Crewe, Tarporley and Nantwich. Chester, which is also just 17m away, has both private and comprehensive schools available, including Kings School, Queens School and Abbeygate College. Reaseheath College is also located a short distance away and is one of the UK's leading land-based colleges with a wide range of courses.

For the equestrian enthusiast, there are several competition centres near the property, Southview Competition & Training Centre and Kelsall Hill Equestrian Centre are both within 7 miles, along with Somerford Park Farm which is only 13 miles away. Hunting locally with the Cheshire and polo enjoyed at the nearby





GROSS INTERNAL AREA
GROUND FLOOR: 883 sq ft, 82m²
FIRST FLOOR: 323 sq ft, 30m²
SECOND FLOOR: 301 sq ft, 28m²
TOTAL: 1507 sq ft, 140 m²

Cheshire Polo grounds near Tarporley. There is racing at Haydock Park, Chester, Aintree, Bangor on Dee and Uttoxeter, all being very accessible from the property.

For those with motor sport interests, Oulton Park Circuit is close by, near the village of Little Budworth.

There are many golf courses within the local vicinity, Knights Grange Golf Course under 3 miles away, Vale Royal Abbey only 5 miles away and MacDonald Portal Hotel, Golf & Spa with both a Premier and Championship course is approximately 8 miles away.

Accommodation

The property is entered into a hallway with a cloakroom and separate utility, which houses the oil-fired boiler and has space and plumbing for a washing machine and dryer. The utility has a sink and tiled flooring which then continues throughout the ground floor level of the property with the benefit of underfloor heating. Leading off the hall is the open plan kitchen, which has been newly fitted with base and wall mounted units, granite worktops, integrated dishwasher and high-level dual oven with grill. There is space for a large fridge freezer across one side of the kitchen, along with ample space for a kitchen table. Forming an L-shape, the kitchen flows round to the living area with glass atrium roof, allowing in lots of natural light. There are two sets of French doors, one to the sandstone patio area and the other set lead out to the private garden. A useful cupboard under the stairs for storage completes the ground floor level.



On the first floor, there are two double bedrooms with a shower room between. One bedroom has fitted wardrobes with views over the rear courtyard and stables, whilst the other enjoys views over the surrounding countryside to the front. The shower room is fitted to a high standard with heated tiled floor and tiled walls within the large shower cubicle, WC and sink.

The second floor provides the master bedroom with en-suite having a bath and separate walk-in shower, where superb rural views can be enjoyed.

The property is fully wired with Cat-6 ethernet points, TV aerials and all windows have been furnished with either blinds or curtains included within the letting.

Externally

The gardens are mainly laid to lawn with shrub borders. A private patio area provides a lovely place to have a table and chairs with French doors into the dining area of the kitchen.

Three timber-built stables are set on a concrete base with canopy to provide the opportunity to have horses on site whilst using the adjacent land equating approx. 7.65 acres. There is a storage area to the side of the stables that is open fronted for hay and bedding.

Services

Mains water & electricity

Oil fired central heating

Private drainage via a septic tank

EPC - Awaiting



Local Authority

Cheshire West & Chester
Tax Band – TBC

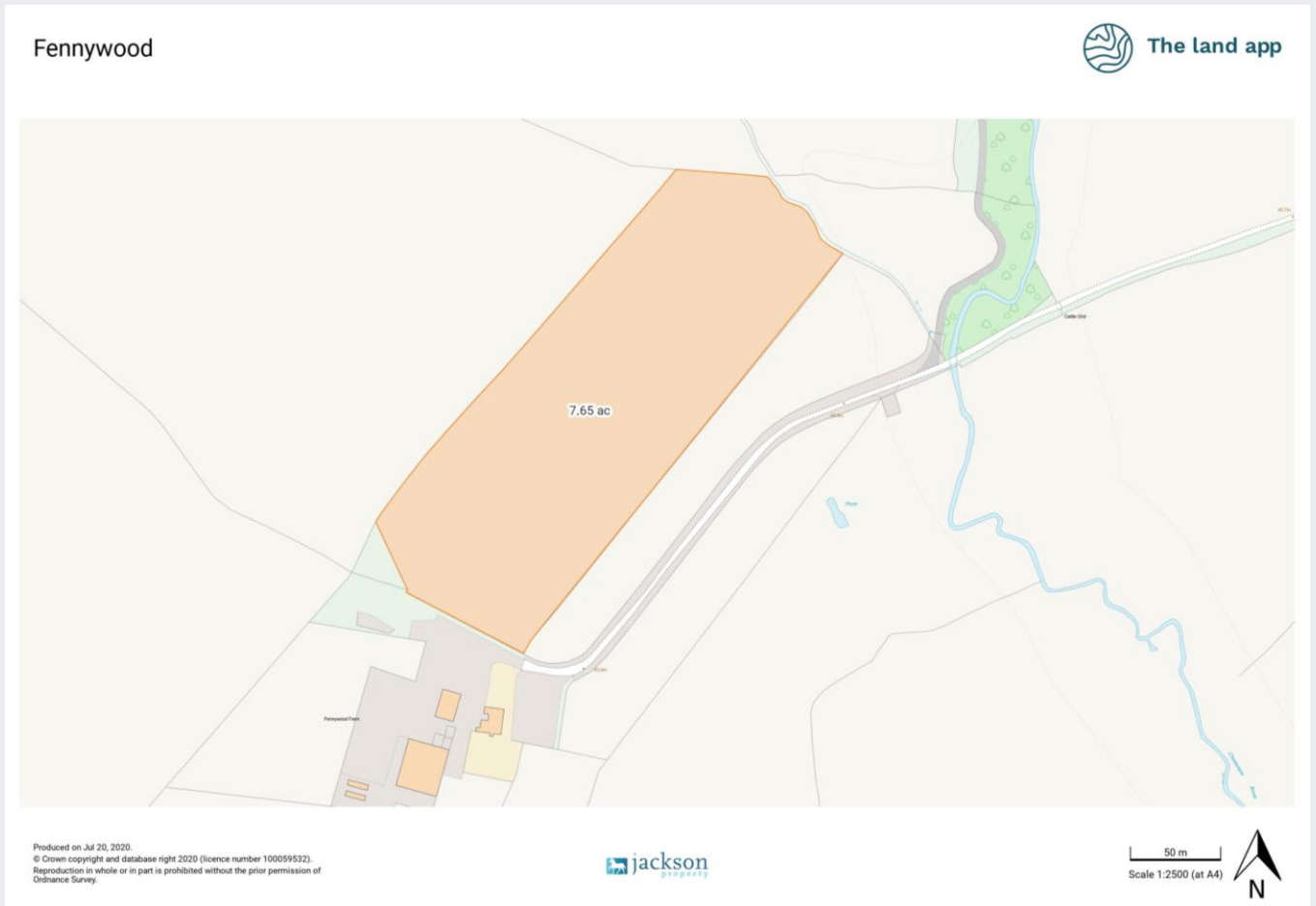
Directions

Post Code: CW7 4EG

The post code is generally accurate, from the A49 and A54 crossroads between Chester and Winsford, follow the A54 towards Winsford. On reaching the Salterswall Roundabout, take the 2nd exit continuing on the A54, follow straight over the next two roundabouts leading onto Woodford Lane. At the T-junction, turn right continuing on Woodford Lane for about half a mile. When the road bears right, take the drive straight on, entering Woodford Hall Farm (Private Road). Follow this drive all the way, keeping straight, taking care over the cattle grid. Fennywood Farm drive starts between two large pillars with automatic gates, continue through and the property will be found at the end of the drive.

Viewing

Strictly by prior appointment with the Agent, Jackson
Property on 01743 709249 / info@jackson-property.co.uk.



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