



Fennywood House  
Little Budworth | Cheshire





# Fennywood House

Little Budworth  
Winsford  
Cheshire CW7 4EG

A fabulous, fully refurbished 7-bedroom house with garage, large office suite, versatile outbuilding (and land by sep. neg.) near Little Budworth, Cheshire.

- Fully refurbished to the highest of standards
- Generous 7-bedroom, 5-bathroom period farmhouse
- Bespoke, open plan and fully fitted kitchen/diner with AGA
- Living room, snug, reception hall, utility boot room
- Impressive position with excellent rural outlook
- Tree lined driveway onto a large parking sweep
- Gardens and patio areas, one with in a walled garden
- Three car garage & carport with open plan home office/games room above
- Open fronted outbuilding with a variety of different uses
- High speed broadband available
- Land available by separate negotiation

## Approximate distances (miles):

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



## Description

Fennywood House has undergone a full and comprehensive refurbishment to the highest of standards, both inside and out. The property offers excellent family accommodation with its impressive bespoke open plan kitchen/dining room with feature Aga and glass atrium roof, reception hall, snug and beautiful living room both with Clearview log stoves. The ground floor also benefits from a rear entrance hall with a boot room utility having an underfloor heated limestone floor that continues throughout the hall and open plan kitchen/diner. The property is built over three floors and contains a fabulous master bedroom suite with en-suite bathroom and dressing room, six other double bedrooms and four bathrooms to compliment.

Externally the property boasts a fabulous garage with room for three cars, part open fronted and one fully enclosed and secure. At first floor within the garage building, there is a large open plan space (11.40m x 5.95m) with the option for a variety of different uses, including a wonderful rural home office with high speed internet (up to 100Mb available\*) or a large games room for the family.





The property is approached by a long drive and enters through automatic gates with an intercom system, you then follow a fabulous tree lined drive which brings you up to the property's own automated gates. The impressive, Fennywood House sits proudly amongst the Cheshire countryside that surrounds which is appreciated as you approach and sweep round to the front of house. A gravelled car parking sweep is generous in size and has ample space for several vehicles with a central turning island and the garage building off. The gravelled parking sweep is bound by the garage and a steel framed open fronted building constructed in an L-shape with a concrete floor, power and water connected. The building offers the tenant the opportunity for further garaging or stabling or storage, as required and agreed with the landlord on application.

There is the opportunity for the addition of two paddocks to be made available with Fennywood House which are adjacent to the property itself, this would be let by separate negotiation.

The property is beautifully positioned within surrounding Cheshire grassland, providing a quiet and peaceful rural setting, yet only just a short drive away from both Winsford and the popular villages of Little Budworth and Tarporley with a wide variety of independent shops and boutiques. The property is ideally situated, having an excellent road network, as well as easy access to Crewe Station with its 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. The property is within easy access for The Grange School in Hartford, one of the best independent schools in Cheshire only 7 miles away. 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 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.

The property is fully wired with Cat-6 ethernet points, TV aerials, burglar alarm and a high-speed internet connection. All windows have been furnished with either blinds or curtains which are being included within the letting.





### Services

Mains water & electricity  
Oil fired central heating  
Electric heating in the office/games room  
Private drainage via a septic tank  
EPC – Awaiting  
Broadband – Radiowave internet supplied to the property with the ability to reach speeds up to 100Mb.

### 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](mailto:info@jackson-property.co.uk)



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 2088 sq ft, 194 m<sup>2</sup>  
 FIRST FLOOR: 1593 sq ft, 148 m<sup>2</sup>  
 SECOND FLOOR: 1281 sq ft, 119 m<sup>2</sup>  
 TOTAL: 4962 sq ft, 461 m<sup>2</sup>  
 GARAGE (EXCLUDED AREA): 1636 sq ft, 152 m<sup>2</sup>



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