



Oak Tree House

Wattenhall, Cheshire

Carter Jonas

Oak Tree House Wettenhall Winsford Cheshire CW7 4DJ

Spacious family home set in Cheshire countryside.

This well presented four-bedroom detached house is set in 2.5 acres of land, offering both space and privacy in a tranquil countryside location. The property benefits from stables, formal gardens, an orchard, and a paddock, making it perfect for those with equestrian interests or those simply seeking a peaceful rural retreat.

In all extending to 2.5 acres.

For sale by private treaty.

Carter Jonas



Property

Entrance Hall

A spacious and welcoming entrance hall which provides access to the ground floor living spaces as well as the staircase leading to the first floor.

Reception Room

A generous reception room offering ample space with feature beams and fireplace. The large windows provide a bright and airy atmosphere, while the proportions of the room allow for various layout options.

Sitting Room

A cozy room ideal for casual seating or as a home office with views onto the garden.

Dining Room

A well-sized dining room perfect for family meals or entertaining.

Kitchen/Breakfast Room

A spacious, well-equipped kitchen featuring fitted units, ample worktop space, and views of the surrounding gardens.

Inner Hall

A useful link providing access to the rear of the property and further facilities such as the utility and shower room.

Shower Room

A modern well-presented shower room conveniently located on the ground floor.

Utility Room

A practical utility room with plumbing for appliances, providing additional storage and functionality.

Integral Garage

A single integral garage offering direct access into the house, ideal for parking or additional storage.

First Floor:

Landing

A large, light-filled landing providing access to all four bedrooms and the family bathroom.

All four bedrooms benefit from far reaching views over the surrounding countryside.

Bedroom One

A spacious master bedroom with ample room for a king-size bed and additional furniture. This room features a large built-in wardrobe.

Ensuite

A private luxury ensuite shower room offering modern fixtures and finishes, serving the master bedroom.

Bedroom Two

A good-sized double bedroom, offering plenty of space for furniture and storage.

Bedroom Three

Another well-proportioned double bedroom.

Bedroom Four

A fourth bedroom offering versatile use, whether as a guest room, study, or additional living space.

Bathroom

A well-appointed family bathroom.

External Features:

Driveway & Formal Gardens

Externally, the property is accessed via a private, tree-lined driveway, providing a grand approach to the house. The well-maintained formal gardens are perfect for outdoor entertaining or relaxing.

Orchard & Paddock

The property sits within 2.5 acres of land, featuring an orchard with a variety of fruit trees and a paddock suitable for grazing or outdoor activities.

Detached Double Garage

A detached double garage offering additional parking and storage space.

Stables

The property includes two stables, a tack room, and an open area for storage, making it an ideal property for equestrian enthusiasts.



Floor plan

Oak Tree House, Wottenhall

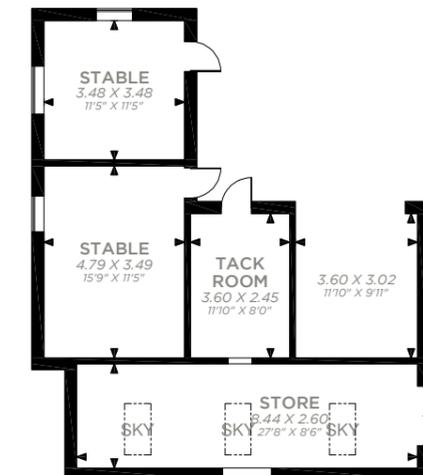
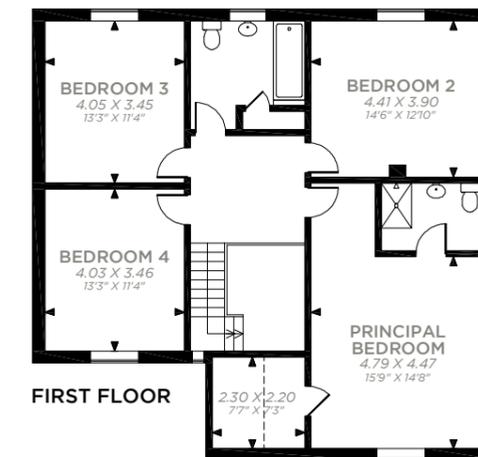
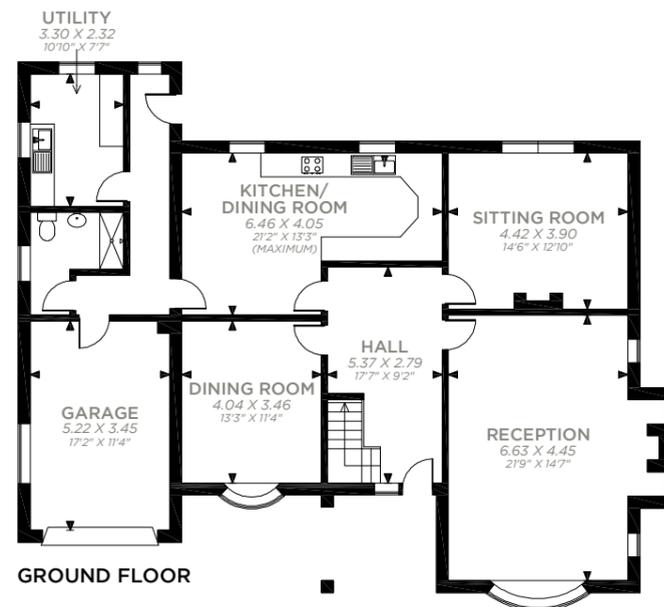
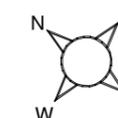
Approximate gross internal area:

Main House: 2,403 sq ft (223 sq m)

Garages: 563 sq ft (52 sq m)

Stables: 790 sq ft (73 sq m)

Total: 3,756 sq ft (349 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Location

Wettenhall is a charming settlement located in the heart of the Cheshire countryside, renowned for its rural tranquillity while offering convenient access to nearby towns and cities. Situated just a short distance from the market town of Nantwich and City of Chester, this idyllic location combines the best of country living with easy connections to modern amenities.

Wettenhall is well-connected to major road networks, including the A534, offering easy access to the M6 motorway, making it ideal for commuters.

Method of Sale

For sale by Private Treaty.

Tenure & Possession

Freehold upon vacant possession.

EPC Ratings

EPC Rating E with a potential for D.

Viewings

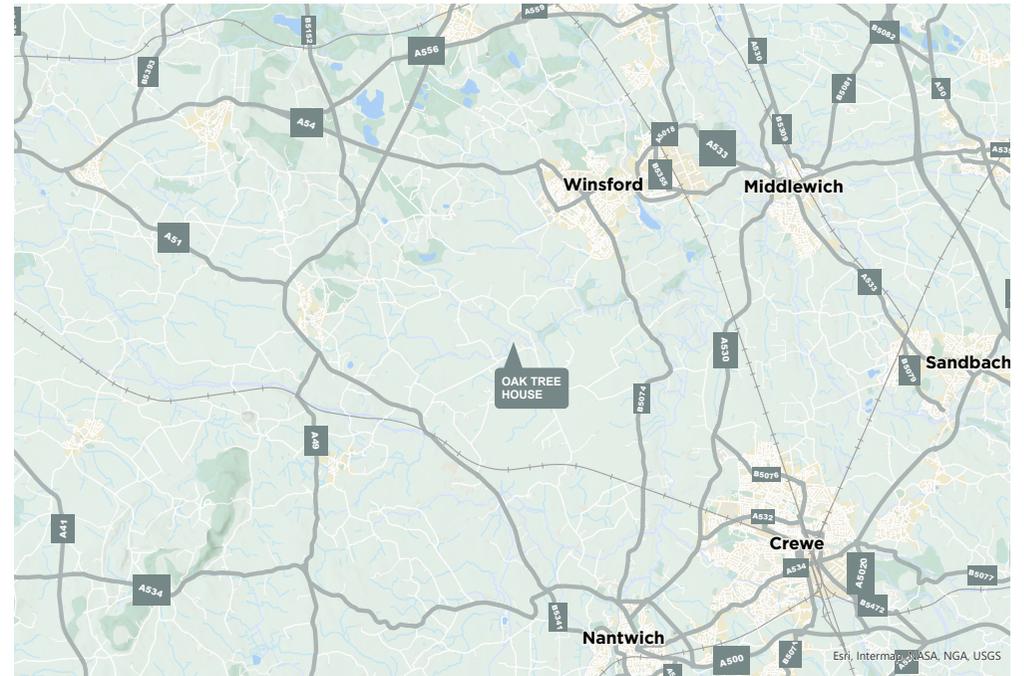
Strictly by appointment.

Directions

Proceeding north along the A51, turn right onto Long Lane at Barrets Green. After circa 2.3 miles take the driveway on the left before St Davids Church. Oak Tree House will be found at the end of the drive.



/// mime.buzzards.inviting



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