

Sevenoaks

Faddiley, Nr Nantwich, Cheshire



Jackson-Stops
& Staff



People **Property** Places



A substantial modern country house with contemporary finish offering generous family accommodation together with leisure facilities and 2 cottages occupying a tranquil position adjoining open countryside.

Features

- Reception Hall; Drawing Room with Library/Study recess; Snooker Room; Cinema Room; Orangery; Open plan Kitchen with Dining & Sitting Areas off; Utility Room; Cloakroom/W.C; Side Entrance Hall; Study/Rear Hall; Former Pool Room now comprising Lounge and Games Room; Plant/Boiler Room;
- Master Bedroom with En-Suite Bathroom; 5 Further Bedrooms; 2 Shower Rooms; 2 Dressing Rooms; Sitting Room/Bedroom 7; Galleried Landing;
- The Lodge comprising Lounge; Dining Room with open plan Kitchen; Utility Room; 2 Bedrooms & 1 Shower Room; The Cottage comprising Lounge; Study; Kitchen; 1 Bedroom & 1 Bathroom
- Garaging comprising Double Garage; Tennis Court; Well Stocked Lawned Gardens; Pond and Paddock Land
- In all about 8.9 acres (3.6 ha)



Location

Sevenoaks occupies a tranquil position in the rural hamlet of Faddiley some 4 miles to the west of the historic market town of Nantwich. Situated on a quiet country lane Sevenoaks is approached via a long tree lined drive and enjoys a private setting adjoining open countryside.

The property is conveniently placed for Nantwich town centre which contains many fine period buildings arranged around an attractive square next to the church. The town is fully serviced with a comprehensive range of shops, high street banks, restaurants and supermarkets. The county town of Chester, 17 miles distant is equally well serviced together with several out of town retail parks.

On the recreational front there are golf courses at Hill Valley and Wychwood Park, motor racing at Oulton Park and hunting with the Cheshires. For the racing enthusiasts there courses at Chester, Bangor-on-Dee, Haydock, Uttoxeter and Wolverhampton.

Communications

The area is extremely accessible being 13 miles from junction 16 on the M6 motorway permitting daily travel to Manchester, Liverpool, The Potteries and Birmingham. Manchester and Liverpool international airports are 34 and 37 miles respectively and travel to London is available via Crewe station which is 8 miles distant offering a 1 hr 45 mins rail service to Euston.

Distances

- Nantwich – 4 miles
- Tarporley – 9 miles
- Chester – 17 miles
- Stoke-on-Trent – 25 miles
- Manchester – 43 miles
- Liverpool – 41 miles

Description

Sevenoaks occupies a private position off Hearn's Lane and is approached via a splayed walled entrance with coping stones and electric double gates. A long tree lined drive finished in gravel and edged with granite setts leads to a graveled forecourt flanked by the house, cottages and garaging with central pond and water feature.

The property is a substantial modern country house which has recently been extended and fully refurbished. Constructed of brick under a tiled roof it was originally a farmhouse but has subsequently been transformed into an exceptional family home offering generous accommodation with open plan living space and contemporary finish, to an extremely high specification incorporating modern lighting and sound system.

Within the original part of the house is an impressive Reception Hall with American oak staircase beneath a Galleried Landing. Off the Reception Hall is a Drawing Room with exposed beamed ceiling and inglenook style fireplace housing a wood burning stove. In the Drawing Room within a recess is a Library/Study area. From the Drawing Room double French doors open into the Snooker Room. On the opposite side of the Reception Hall from the Drawing Room is a spectacular open plan Kitchen extending into dining and sitting areas. The Kitchen has fitted wall and base units under granite work surfaces incorporating a central island unit with comprehensive AEG appliances including electric fan and steam ovens, warming draws, gas rings and induction hob, fridge freezers, wine cooler, hot water dispenser and Smeg dishwasher. The Kitchen, Dining and Sitting areas have tiled flooring throughout which extends into a spectacular Orangery accessed by two sets of French doors. The Orangery provides a more formal dining area together with living space and is ideal for entertaining with French doors opening out onto a terraced garden.





Off the Kitchen is a large Utility Room which is fully fitted with wall and base units incorporating housekeeper's cupboards, a Belfast sink and plumbing for washing machine and tumble dryers. As part of the most recent refurbishment a new side entrance hall has been created and off which is the Cinema Room with projector and screen. Extending the full length of the house is the former Pool Room with indoor Swimming Pool which has been decommissioned and covered over to create a Lounge and separate Games Room.

At first floor level the accommodation is extremely adaptable with potentially 7 bedrooms. The Master Bedroom has built in wardrobes, separate Dressing Room and En-Suite Bathroom with hot tub/spa bath, fitted shower, twin hand basins set in Corian and limestone tiled flooring throughout. The guest bedrooms both have access to dressing rooms/walk in wardrobes and en-suite facilities. Bedroom 4 has built in wardrobes and shares a Jack and Jill Bathroom with Bedroom 7 which is presently used as a sitting room for a teenager's suite. Bedrooms 5 and 6 are served by a family Shower Room off the main landing.

The Cottages & Outbuildings

On the forecourt adjacent to the house is a large brick and tiled range incorporating 2 cottages and garaging.

The Lodge has an Entrance Hall with Cloakroom and separate W.C off. From the Hall access is gained to a 25ft open plan Dining Room and Kitchen with built in wall and base units together with central island unit. Off the Kitchen is a Utility Room with fitted units and back door leading to a garden terrace. From the Dining Room double doors open into a spacious Lounge. At first floor level there are 2 Double Bedrooms, extensive eaves storage space, built in wardrobes on the landing and separate Shower Room serving

both bedrooms.

The Cottage has a Front Porch/Entrance Hall which opens into a 25ft Lounge beyond which is a Kitchen with door to Study and separate Store Room. From the Study a door gives access to the garden. Beyond the Lounge is a Double Bedroom with En-Suite Bathroom.

Between the cottages is a very large Garage (25'5 x 21'2) with 2 sets of double doors, lighting and power points. It is capable of housing up to 4 cars and there is clearly potential to incorporate all or part of this space within the cottages subject to the availability of planning permission.

The Gardens & Grounds

Against the side entrance and Orangery is an extensive terrace with Indian stone flags providing a sheltered seating and barbecue area which benefits from the mid afternoon and evening sun. Beyond the terrace is an expanse of lawned gardens bordered by specimen trees and shrubs and at the bottom of the garden is a timber summer house. The lawns extend across the back of the house enclosed by mature Leylandii hedges offering shelter and privacy. The gardens and immediate grounds are well lit with sodium lighting and the drive is lined with Victorian style street lamps.

Beyond the formal gardens on the opposite side of the drive is an all-weather Tennis Court, mown pitch and putt course and attractive pond together with grazing land for horses in several enclosures. The whole extends to 8.9 acres (3.6 ha) or thereabouts.

Property Information

Address: Sevenoaks, Hearn Lane, Faddiley,
Nr Nantwich, Cheshire, CW5 8JL

Tenure: Freehold with vacant possession

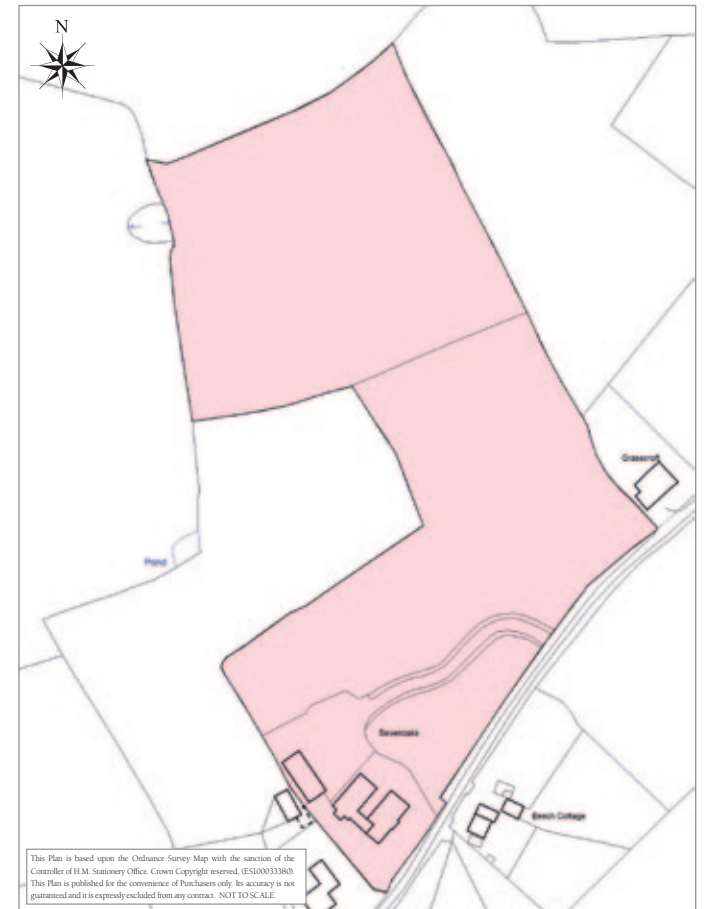
Services: Mains Water & Electricity supply to the house and cottages which is shared. Private drainage with a Septic Tank serving the house and a separate Septic Tank serving both cottages. Independent Oil Central Heating to all 3 properties. Telephone lines and Broadband connection.

Local Authority: Cheshire East Council Tel 0300 123 5500

Council Tax: Sevenoaks - Band G £2421.53 amount payable 2014/15
The Lodge – Band A £968.61 amount payable 2014/15

Fixtures & Fittings: Unless specifically mentioned in these particulars all contents, fixtures and fitting, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

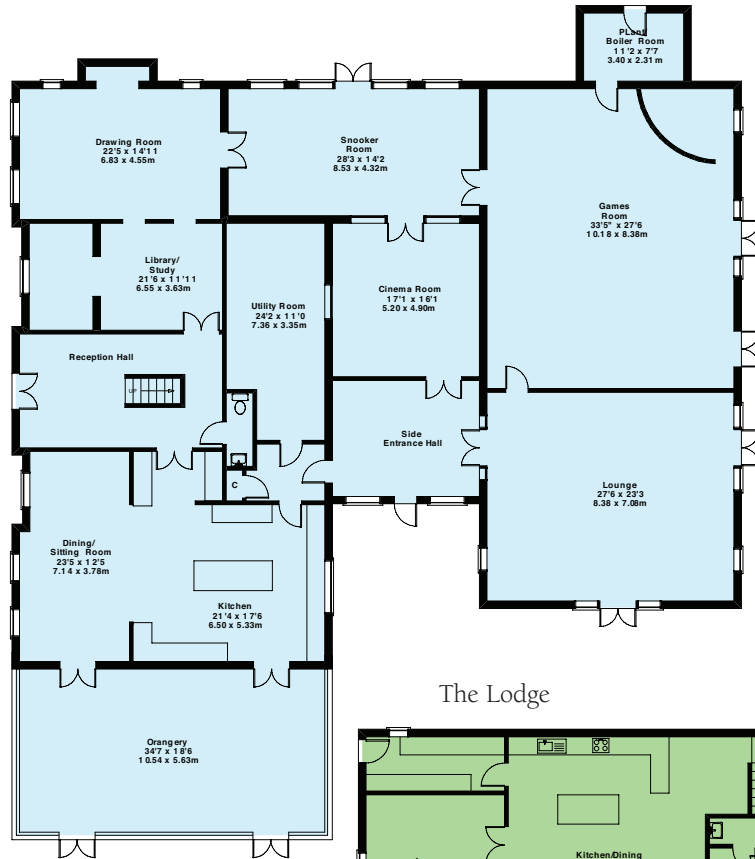
Viewing: Strictly by appointment with Jackson-Stops & Staff Chester Office



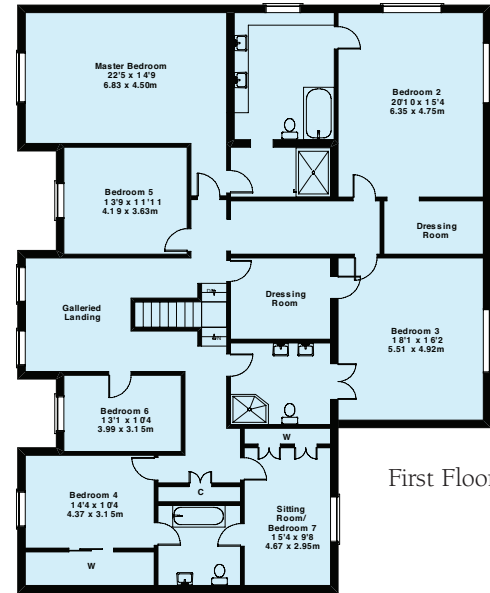
Directions

From Nantwich travel along Welsh Row on the A534 turning left at Acton Church. Continue for half a mile turning left into Swanley Lane just before the Windmill signposted Wrenbury and Swanley. Follow the lane crossing the canal bridge and continue for approximately 2 miles. Having passed Faddley Hall continue for a further quarter of a mile taking the next turning right into Hearn's Lane. Sevenoaks will be seen after a short distance on the left hand side accessed via a splayed entrance with white painted double gates.

Ground Floor

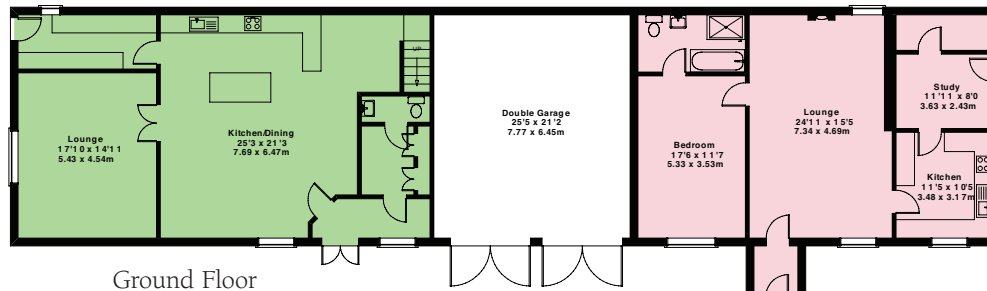


The Lodge

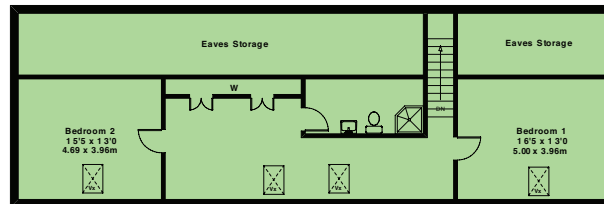


First Floor

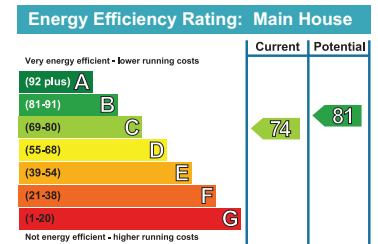
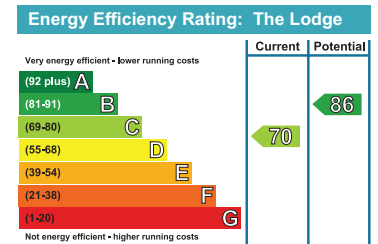
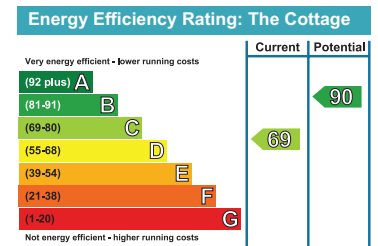
The Cottage



Ground Floor



First Floor



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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Chester 01244 328 361 chester@jackson-stops.co.uk

25 Nicholas Street, Chester, CH1 2NZ

jackson-stops.co.uk



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