



8 Chesterton Way, Weston, Crewe, CW2 5NZ  
Offers Around £435,000

**BAKER  
WYNNE &  
WILSON**



A SUBSTANTIAL AND WELL-APPOINTED SIX BEDROOM, THREE STOREY FAMILY RESIDENCE IN THE HIGHLY REGARDED WYCHWOOD VILLAGE, OFFERING VERSATILE ACCOMMODATION AND GENEROUS GARDENS.

### LOCATION AND AMENITIES

The property is located within Wychwood Village with immediate access to Cheshire countryside and various walks. The beautiful city of Chester is 20 miles away. North Wales, The Lake District, Peak District National Park, and the Shropshire Countryside are an hours car journey away. Surrounding business centres include Crewe, with fast intercity railway service (London Euston 90 minutes, Manchester 40 minutes) 5 miles, Nantwich town centre 5 miles, M6 motorway (junction 16) 2½ miles, Weston village 2 miles and Betley 2½ miles.

### SUMMARY

ENTRANCE HALL, DINING ROOM, LIVING ROOM, SIX BEDROOMS TWO WITH ENSUITES, FAMILY BATHROOM, DOUBLE GARAGE, GARDEN AND OFF ROAD PARKING.

### DESCRIPTION

An impressive and versatile six-bedroom detached home arranged over three floors, located in the sought-after Wychwood Village. Beautifully presented throughout, the property features multiple reception rooms, a spacious kitchen, two en-suites, and a private rear garden with patio. With a double garage, ample off-road parking, and superb access to countryside walks and commuter links, this is a wonderful family home in a desirable semi-rural location.

### ENTRANCE HALL

UPVC front door with frosted glass panel. Tiled flooring, ceiling cornices, spotlights, and radiator.

### KITCHEN

Tiled flooring, spotlights, radiator. Fitted wall and base units with wood-effect countertops. 1.5 bowl sink with mixer tap. Built-in appliances including dishwasher and Beko oven with a seven-ring gas hob, and extractor above. Plumbing for washing machine. Half-tiled walls, boiler, and double-glazed windows to the front. Rear door providing access to the garden.

### DINING ROOM

Wooden flooring, ceiling cornices, pendant light, radiator, and double-glazed window to the front.

### LIVING ROOM

Wooden flooring, ceiling cornices, two pendant lights, radiator, gas fire with stone mantel, double-glazed window to the side, and patio doors leading to the garden.

### CLOAK ROOM

Tiled flooring, half-tiled walls, low-flush WC, pedestal sink, radiator, pendant light, and frosted double-glazed window to the rear.

### FIRST FLOOR

### LANDING

Carpeted, radiator, two light fittings, storage cupboard, and double-glazed window to the front.

### BEDROOM TWO

Carpeted, two double-glazed windows to the front, built-in wardrobes, pendant light, and radiator.









### ENSUITE

Three-piece suite comprising low-flush WC, pedestal sink, and glass shower cubicle with fully tiled walls. Laminate flooring, half-tiled walls, spotlights, extractor fan, heated towel rail, frosted double-glazed window to the side.

### BEDROOM FOUR

Carpeted, double-glazed window to the rear, built-in wardrobes, pendant light, and radiator.

### BEDROOM FIVE/DRESSING ROOM

Carpeted, double-glazed window to the rear, built-in wardrobes, pendant light, and radiator.

### BEDROOM SIX/OFFICE

Carpeted, double-glazed window to the rear, pendant light, and radiator.

### FAMILY BATHROOM

Three-piece suite comprising low-flush WC, pedestal sink, and panelled bath. Laminate flooring, fully tiled walls, spotlights, extractor fan, radiator, and frosted double-glazed window to the side.

### SECOND FLOOR

#### LANDING

Carpeted, pendant light, and storage cupboard.

#### MASTER SUITE

Carpeted, two radiators, double-glazed window to the front, and ceiling light fitting.

#### DRESSING AREA

Carpeted, Velux window to the side, three built-in wardrobes, light fitting, and loft access.

#### EN SUITE

Three-piece suite comprising low-flush WC, pedestal sink, and walk-in shower with a glass pane and rain-effect showerhead. Access to storage cupboard. Laminate flooring, part-tiled walls, spotlights, extractor fan, heated towel rail, frosted double-glazed window to the rear.

### BEDROOM TWO

Carpeted, two Velux windows, pendant light, radiator, and loft access.

### GARDEN

Paved patio area leading to lawned sections. Half-walled and half-fenced boundary. Outdoor tap. Paved path providing access to the garage via a side door and gated access to the rear.

### GARAGE AND PARKING

Two up-and-over garage doors, side door with frosted panel, pendant lighting, and power sockets.  
Off-road parking for two cars in front of the garage.

### SERVICES

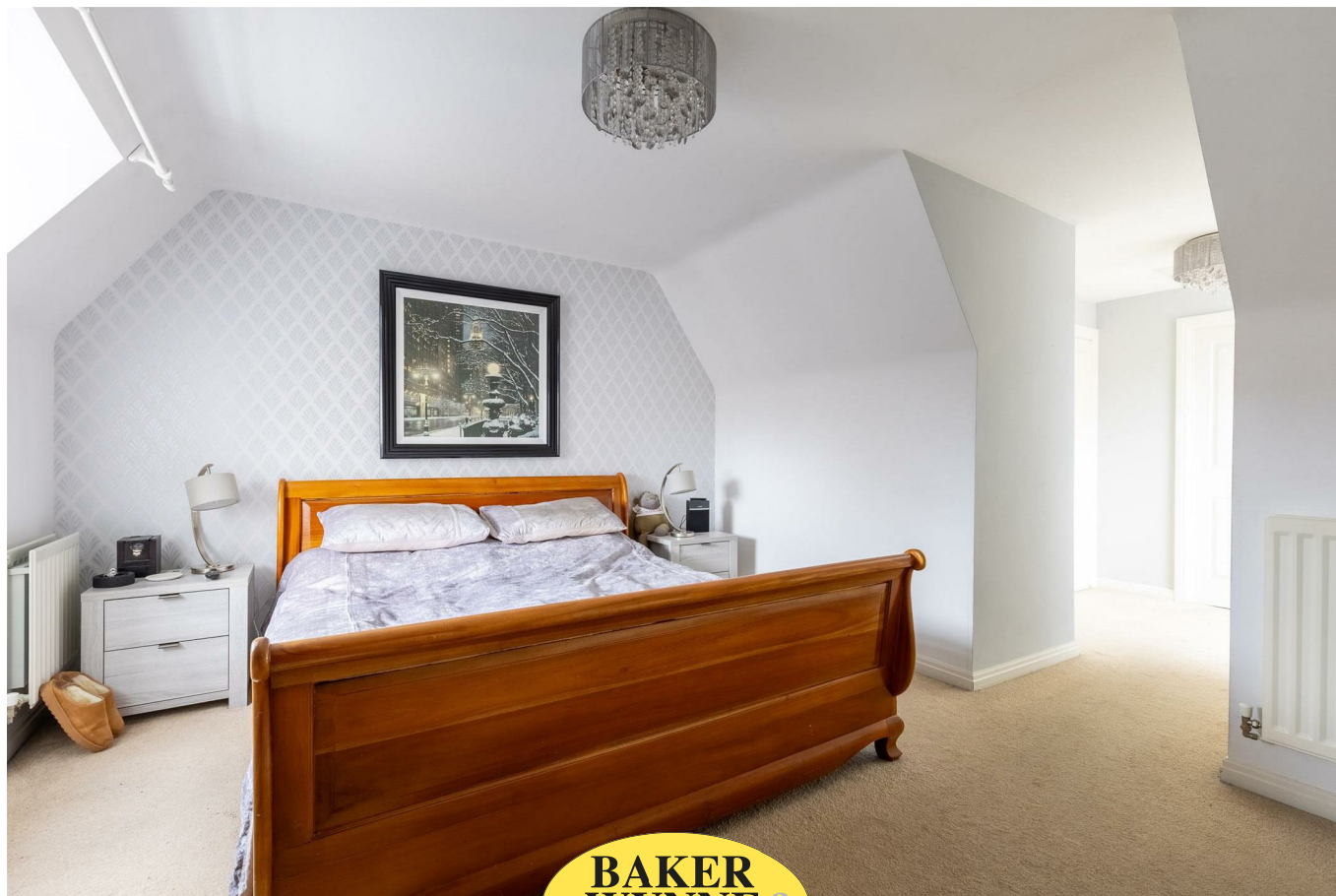
Mains water, electricity, gas and drainage are connected to the property.  
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

### TENURE

FREEHOLD

### VIEWING

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

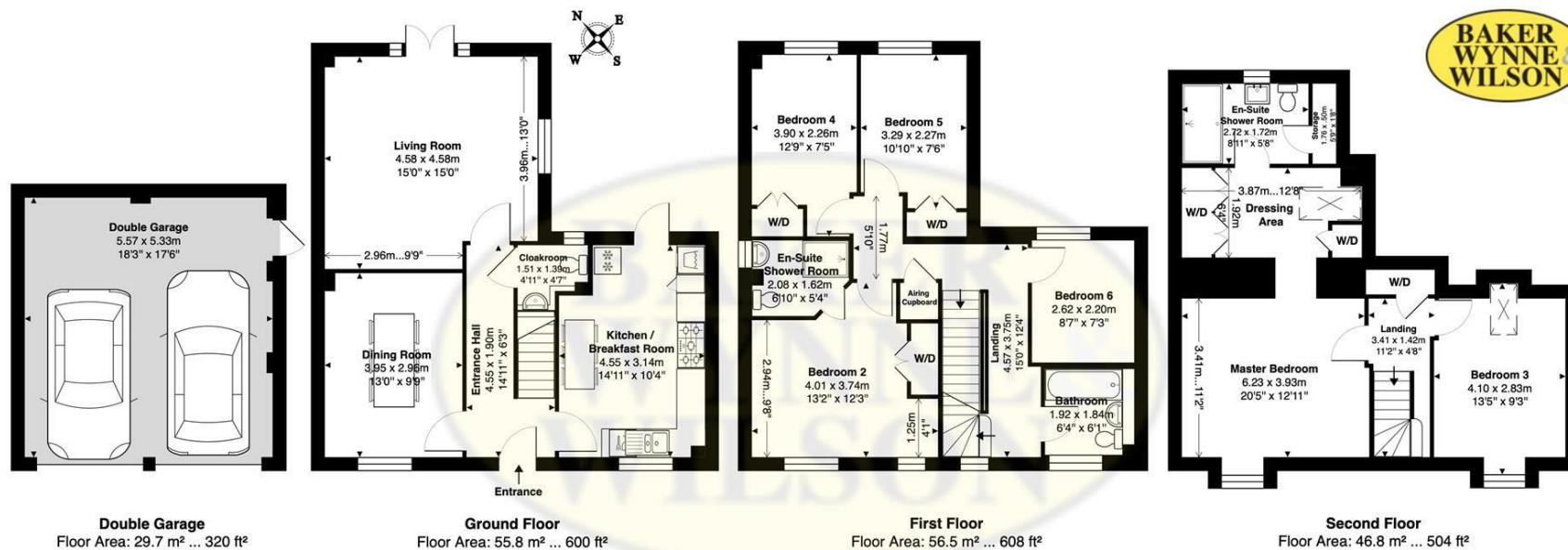






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Approximate Gross Internal Area: 188.8 m<sup>2</sup> ... 2033 ft<sup>2</sup> Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property