



## **Cedar Lodge**

Nova Scotia Lane, Marton, Winsford, Cheshire

### **Price £650,000**

Cedar Lodge is situated on a quiet country lane within a 3/4 acre garden. This fabulous detached family home has been renovated to a very high standard with no expense spared (please see photos). The house has been designed and remodeled by an architect and was completed in 2007. The accommodation briefly consists of an entrance hall with Travertine flooring, beautiful kitchen with wooden, contemporary base and eye level units with granite work surfaces and underfloor heating, utility room, lounge with solid oak flooring, large conservatory, lovely modern family bathroom and ensuite shower room, four bedrooms all with solid oak flooring.

Externally Cedar Lodge is also very impressive with a sweeping driveway and electric gates with colour intercom system, professionally installed 3 hole putting green, private gardens front and rear, swimming pool with exercise jets, hot tub, garden lodge, large patio area and lots of mature trees and shrubs. An early viewing is essential to fully appreciate exactly what is on offer with this tremendous home - please contact Reeds Rains to organise an appointment.

#### **Northwich**

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## **Cedar Lodge Nova Scotia Lane, Marton, Winsford, Cheshire**

### **Entrance Hall**

Solid mahogany custom made entrance door into the entrance porch, Travertine stone flooring, radiator, automatic, remote controlled Velux skylight with rain sensor allowing extra natural light into the inner hall, loft access with boarded out loft ideal for storage.

### **Kitchen**

Double glazed window to the side, a range of oak, contemporary base and eye level units with granite work surfaces and breakfast bar island, A+ energy rated AEG and Neff appliances including five ring induction hob and two grill/ovens, integrated dishwasher, two integrated fridges and two integrated freezers, integrated dual temperature controlled wine fridge and coffee/cappuccino machine, Travertine stone flooring with underfloor heating. Smart lighting and TV and telephone points. Remote controlled Velux skylight with rain sensor.

### **Lounge 8.05m (including kitchen) x 7.09m (Maximum) (26'5" (including kitchen) x 23'3" (Maximum))**

Open plan lounge area into the kitchen area creating a large family living space. Double glazed window to the front, hand made solid oak bi-folding doors that lead through to the conservatory, solid oak flooring. Integrated surround sound speaker system. Smart lighting systems throughout the living space.

### **Utility Room**

Entrance door to the rear garden, double glazed window to the rear, wall mounted boiler, stainless steel sink unit with mixer taps, Travertine flooring. Sky TV can be installed here and distributed around the house.

### **Conservatory 4.95m x 3.96m (16'3" x 13'0")**

Double glazed conservatory with french doors opening onto the large rear garden patio, solid oak flooring. This room is currently being used as the dining room.

### **Bathroom**

Two double glazed windows to the rear, modern bathroom suite consisting of a large shower cubicle with power shower, tiled bath, WC, hand wash basin, heated towel radiator.

### **Bedroom One 4.19m x 2.95m (13'9" x 9'8")**

French doors opening onto the rear garden, solid oak flooring, radiator, door leading into the en suite.

### **En-Suite Shower Room**

Double glazed window to the rear, shower cubicle with power shower, hand wash basin, WC, heated towel radiator, tiled walls and flooring.

### **Bedroom Two 3.56m x 2.82m (11'8" x 9'3")**

Double glazed window to the rear, radiator, solid oak flooring, large wardrobes running the length of one wall providing huge storage.

### **Bedroom Three 4.85m x 2.9m (15'11" x 9'6")**

Double glazed window to the front, radiator, solid oak flooring.

### **Bedroom Four 5.03m x 2.31m (16'6" x 7'7")**

Two double glazed windows to the front, radiator, solid oak flooring.

**Garden Lodge 5m x 3.99m (16'5" x 13'1")**

Built to full UK building regulations this lodge is currently used as a Gymnasium but has been used as an office for four people. It has internet and telephone connections, intercom to the house, gate access and control.

**Exterior**

The property is set on approximately three quarters of an acre. The electric gates open onto the sweeping gravel driveway which provides ample off road parking. There are lawned gardens to the front and rear with mature trees and shrubs providing plenty of privacy. There is a professionally installed, no maintenance, artificial 3 hole putting green ideal for the keen golfer or novice looking to improve their skills. A newly installed swimming pool with exercise jets (still within warranty), 6 person hot tub all surrounded with a raised decked area, there is also a waterproof TV and remote. The CCTV system which is integrated throughout the house has a connection through to the pool and hot tub area. At the bottom of the garden is the orchard with a selection of fruit trees and a composting area. There are a variety of halogen and LED lights throughout the gardens, there is also a small garage used to house garden equipment.

**Audiotour****Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

**Buyer Notes**

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)

