Buckland Hall, 27 Vale Royal Drive, Whitegate, Northwich, Cheshire, CW8 2EY

£1,250,000

Williams Estates

Buckland Hall is the principal residence on the exclusive Vale Royal Abbey Estate, it is situated in its own dual gated grounds of around 0.7 of an acre and located at the end of the drive with panoramic open views across the adjacent golf course and the historic Vale Royal Abbey. The property boasts over 5,500 square feet of accommodation, which is arranged over three floors and includes on the ground floor a fine entrance hall with adjoining stair hall and side hallway, four principal reception rooms, study and kitchen breakfast room. On the first floor there is a large landing, master bedroom suite with dressing room, bedroom and large bathroom and a further four bedrooms each with their own bathroom/shower room. On the second floor there is a large media lounge and a further two large bedrooms each with its own en-suite shower room and one with a dressing room/lounge. Outside the property is surrounded by mature gardens, which are well screened from the road. There is ample parking in a secure courtyard and there is a detached garage/annex with double garage, hall, reception area, fitted kitchen, shower room and two large first floor rooms. The annex is large enough to house a full size snooker table or could be used as a work from home office or converted to a self contained annex/staff flat.

LOCATION

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Whitegate village takes its name from the Cistercian or "White" friars of the Abbey. This is a pleasant rural village with a rich heritage and attractive environment. Excellent communication links to the centres of Manchester, Chester and most commercial centres are easily available as is Manchester International Airport. There is easy access also to the North West motorway network being roughly equidistant between the M6 and M56. Excellent educational facilities are situated close by to suit children of most ages in both the State and Private sector. Particular note should be made of the primary school in the village and private school, The Grange, in nearby Hartford. For the sports person, the golf course is on the doorstep and leisure centres at Northwich, Knutsford and Mere cater for more regular past times and the surrounding countryside is a delight to walk in.

GROUND FLOOR

PORCH

Covered Storm Porch, panelled entrance door to:

ENTRANCE HALL

4.78m x 2.31m (15' 8' x 7' 7') and 2.44m x 1.57m (8' x 5' 2')
A fine Entrance hall with a deep double glazed bay window to front, double radiator, decorative coving to ceiling with ceiling rose, double doors to Drawing Room, double doors to Lounge and open plan to:

STAIR HALL

2.87m x 2.74m (9' 5' x 9')
Double glazed window to front, double radiator, staircase to first floor landing with storage cupboard beneath, open plan to:

SIDE HALL

5.00m x 1.42m (16' 5' x 4' 8')
Double radiator, double doors to Family Room, door to Dining room, Study and Breakfast Room. to:

CLOAKROOM

1.96m x 1.68m (6' 5' x 5' 6')
Double glazed window to rear, fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, part tiled walls, double radiator, tiled flooring.

DRAWING ROOM

9.37m x 4.78m (30' 9' x 15' 8')
Inglenook style fireplace with brick chimney breast, living flame gas fire and tiled hearth, Deep double glazed bay windows to front and rear, two double radiators, decorative coving to ceiling, two double glazed French doors to Side Garden.

DINING ROOM

4.38m x 4.31m (14' 4' x 14' 2')
Two double glazed windows to rear, living flame effect gas fire set in feature marble fire surround, double radiator, double glazed French doors to Rear Garden.

STUDY

3.02m x 2.87m (9' 11' x 9' 5')
Double glazed window to rear, double radiator.

GAMES ROOM

4.17m x 5.11m (13' 8' x 16' 9')
Deep double glazed bay window to rear, double radiator.

FAMILY ROOM

4.62m x 5.14m (15' 2' x 16' 10')
Double radiator, double glazed French doors to Gardens, door to Breakfast Room.

KITCHEN

3.62m x 5.65m (11' 11' x 18' 6')
Fitted with a matching range of base and eye level units with granite work surfaces, 1& 1/2 bowl stainless steel sink unit, matching island unit with cupboards and drawers under, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, double width range style oven housed in brick chimney breast wall, three double glazed windows, tiled floor with under-floor heating, door to rear garden.

FIRST FLOOR

LANDING

Arranged in three sections with a deep double glazed bay window to Front, two further double glazed windows to front, second staircase to second floor.

MASTER BEDROOM SUITE

A superb bedroom suite with Dressing Room, Bedroom and large En-Suite Bathroom.

DRESSING ROOM

5.79m x 2.51m (19' x 8' 3') and 2.34m x 1.57m (7' 8' x 5' 2')
Deep double glazed bay window to front, double radiator, Two four door built-in wardrobes, open plan to Bedroom Area.

BEDROOM

4.13m x 5.21m (13' 7' x 17' 1')
Deep double glazed bay window to rear, double radiator, door to:

EN-SUITE BATHROOM

4.19m x 2.90m (13' 9' x 9' 6')
Recently re-fitted with a luxury four piece suite comprising panelled bath, vanity wash hand basin with cupboard under, double shower enclosure with fitted mains fed shower and low-level WC, matching wall and floor tiles, under-floor heating, chrome heated towel radiator, double glazed window to rear.

BEDROOM 2

4.45m x 4.94m (14' 7' x 16' 2')
Deep double glazed bay window to rear, double radiator, built-in four door wardrobe, door to:

EN-SUITE BATHROOM

3.07m x 2.87m (10' 1' x 9' 5')
Fitted with a five piece suite comprising panelled bath with shower attachment, twin vanity wash hand basins with cupboards under, double shower enclosure with fitted mains fed shower and low-level WC, part tiled walls, double glazed window to side, double radiator.

BEDROOM 3

4.13m x 3.62m (13' 7' x 11' 11')
Double glazed window to front, double radiator, built-in three door wardrobe, door to:

EN-SUITE SHOWER ROOM

3.63m x 1.42m (11' 11' x 4' 8')
Fitted with a three piece suite comprising double shower cubicle with fitted mains fed shower, pedestal wash hand basin and low-level WC, fully tiled walls and flooring, double glazed window to side, double radiator.

BEDROOM/UTILITY ROOM

3.83m x 2.98m (12' 7' x 9' 9')
Currently used as a utility room with a deep built in wardrobe/cupboard with plumbing for washing machine and space for tumble dryer, double glazed window to rear, double radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising recessed shower cubicle with fitted mains fed shower, pedestal wash hand basin and low-level WC fully tiled walls, double glazed window to rear, tiled flooring.

BEDROOM 5

4.12m x 3.00m (13' 6' x 9' 10')
Double glazed window to side, double radiator, built-in three door wardrobe, door to Bathroom.

BATHROOM

3.07m x 2.13m (10' 1' x 7')
Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC, fully tiled walls, double radiator, tiled flooring, door to Landing.

SECOND FLOOR

MEDIA LOUNGE

6.81m x 4.15m (22' 4' x 13' 7')
Double glazed window to rear, two double glazed skylights, two double radiators, doors to Bedrooms six and seven.

BEDROOM 6

7.01m x 4.17m (23' x 13' 8')
Two double glazed skylights, double glazed window to front, two double radiators, fitted bedroom suite with wardrobes and matching drawers, concealed door to:

EN-SUITE SHOWER ROOM

Recently re-fitted with a modern, white three piece suite comprising double shower cubicle with fitted mains fed shower, pedestal wash hand basin and low level WC, part tiled walls and matching floor tiles, double glazed skylight, double radiator, heated towel rail.

BEDROOM 7

7.16m x 3.51m (23' 6' x 11' 6') With adjoining dressing room/lounge 2.88m x 4.01m (9' 9' x 13' 2')
Two double glazed skylights, two double radiators, fitted bedroom suite with wardrobes and matching drawers, door to:

EN-SUITE SHOWER ROOM

3.51m x 2.11m (11' 6' x 6' 11')
Fitted with a modern, white, three piece suite comprising shower cubicle with fitted mains fed shower, pedestal wash hand basin and low-level WC fully tiled walls, double glazed skylight, double radiator, heated towel rail, tiled flooring.

GARAGE/ANNEX

HALL

Panelled Entrance door, double radiator, staircase to first floor Studio, door to:

RECEPTION AREA

3.07m x 2.62m (10' 1' x 8' 7')
Tiled floor, double radiator, door to Garage, Shower Room and Kitchen.

SHOWER ROOM

Fitted with a modern, white three piece suite comprising double shower cubicle with fitted mains fed shower, pedestal wash hand basin and low-level WC.

KITCHEN

3.66m x 3.35m (12' x 11')
Fitted base and wall cupboards with work-top space, stainless steel sink unit, panelled door to Garden.

DOUBLE GARAGE

6.53m x 5.49m (21' 5' x 18')
Two up and over remote controlled doors, power and light fitted.

FIRST FLOOR

Room 1: 6.55m x 5.96m (21' 6' x 19' 7') Room 2: 2.29m x 5.27m (7' 6' x 17' 3'
Formally one large room now divided into two separate rooms and suitable for a variety of purposes. As one room it is big enough to house a full size snooker table or could be used as a home office or could be converted to a self contained annex/staff flat. double glazed bay window to front, double glazed window to side, living flame gas fire set in feature surround, double radiator.

OUTSIDE

GARDENS & GROUNDS

The property stands in large grounds with remote controlled timber gates opening to the outer gardens, which are planted with maturing trees, which provide screening from the road. Another set of remote controlled wrought iron gates and brick wall open to a block paved courtyard, where there is parking for several vehicles.

Formal gardens extend to al sides of the property and are essentially laid to lawn with mature borders. The golf course surrounds the property.

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. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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