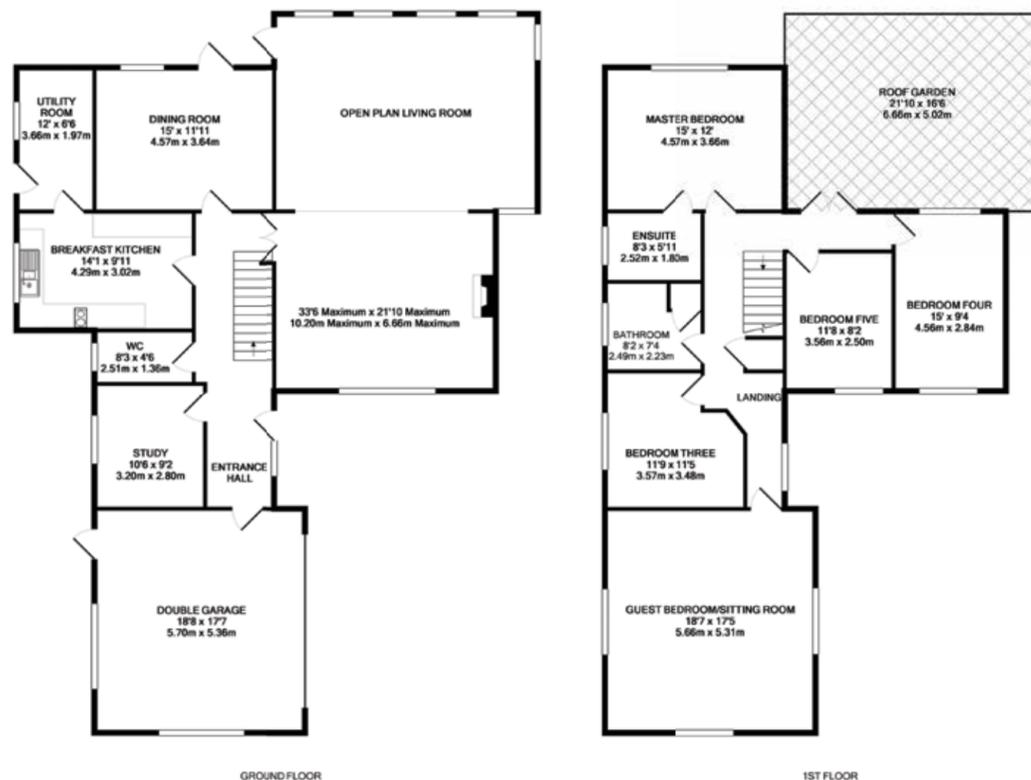




Delamere Park



Offers In Excess Of £1.0 Million



TOTAL APPROX. FLOOR AREA 3272 SQ.FT. (304.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropac 10/2/18

An exemplary example of high specification living. Situated in the corner of a cul-de-sac in the ever popular Delamere Park, Keel House was originally constructed as the main residence of the developer of the site. Boasting approximately 3,272 sq.ft. of accommodation this five bedroom detached home sits within one of the biggest plots on the park with an approximate measurement of 0.3 of an acre. The current owner has carefully maintained and significantly improved this property over the last two decades. Viewing is highly recommended.

Floor Plans
(Not to scale)

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Keel House

9 The Stiles, Delamere Park CW8 2UR

 3 Reception Rooms

 5 Bedrooms

 2 Bathrooms

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LOCATION

The property is located on the desirable Delamere Park development which is surrounded by beautiful open countryside and offers its own private residents facilities:- . Well equipped and landscaped childrens play area. . Tennis and Squash Courts and Youth Club. . Swimming Pool. . Function Room with Bar and Lounge Bar. The area is perfect for the business traveller as the A49 and A556 can be accessed in less than five minutes drive and connects to the motorway networks where many major commercial centres can be reached on a daily basis, such as Manchester, Manchester International Airport, Chester, Warrington and Liverpool. In the nearby village of Cuddington there is a railway station (Manchester to Chester line) and local shops for essential needs. Rail links to London are accessible via Hartford Station which goes to Crewe Station for the connection. The nearest town is the market town of Northwich which provides a comprehensive range of national chain stores including a recently built Waitrose supermarket, Cinema, restaurant complex and retail outlet.

DIRECTIONS

From our office on High Street, head East on Apple Market Street towards Weaver Square Shopping Precinct. After Approximately 0.1 miles turn left onto Watling Street. Then take a slight right to stay on Watling Street. After Approximately 0.2 miles turn left onto London Road. After Approximately 0.8 miles at the roundabout, take the 2nd exit onto Kingsmead/A533. After Approximately 0.4 miles at the roundabout, take the 2nd exit and stay on Kingsmead/A533. After Approximately 0.3 miles turn right at Kingsmead Crossroads onto London Road. After Approximately 0.1 miles at the roundabout, take the 3rd exit onto A556. After Approximately 3.1 miles turn right onto Norley road. After Approximately 1.6 miles turn right onto Cuddington Lane. After Approximately 0.4 miles turn left onto Denehurst Park Way. After Approximately 0.1 miles turn left onto the Stiles. After Approximately 0.1 miles the destination will be on the left.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.



GROUND FLOOR

As soon as you step across the threshold of Keel House you are immediately amazed at the home on offer. In the hallway you will find stairs to the first floor, internal access to the double garage with electric rolling door, solid oak flooring and access to the main principal rooms.

The first door you come to is the study. A spacious room which is perfect for anyone who works from home, there is enough space for two desks and fitted furniture. With views of the rear garden this room could also be used as a downstairs bedroom.

The Breakfast Kitchen is fully fitted with a range of matching wall and base units and mahogany worktops over. The fitted oven, fitted microwave over, halogen hob, gas hob and fire grill and extractor fan over all by high end appliance manufacturer Gaggenau. From the Breakfast Kitchen and into the Utility Room, another spacious room with access to the side garden.

The Dining Room is the perfect entertaining space with views of the landscaped garden and pond area. Accessed from the Hallway the Dining Room can be opened up into the large open plan Living Room.

Offering over 708 sq ft of space the Open Plan Living Room benefits from dual aspect allowing views of the landscaped rear garden and views to the front. Every aspect of this room has been carefully thought about and every idea executed perfectly. To allow more windows to the rear the radiators are under the floor with contemporary covers blending into the landscape of the room perfectly.

The cloakroom completes the downstairs accommodation.

Hallway

Study 3.2m (10'6) x 2.79m (9'2)

Open Plan Living Room 10.21m (33'6) x 6.65m (21'10)

Breakfast Kitchen 4.29m (14'1) x 3.02m (9'11)

Utility Room 3.66m (12'0) x 1.98m (6'6)

Downstairs Cloakroom 2.51m (8'3) x 1.37m (4'6)

Dining Room 4.57m (15'0) x 3.63m (11'11)

FIRST FLOOR

To the first floor you will find five double bedrooms with the master bedroom benefitting from a high specification en-suite fitted by a local reputable firm. The second bedroom is a spacious room and is currently being used as a sitting room, the room is large enough to accommodate a staircase down to the garage which could be converted into an annexe, subject to planning.

Just off the landing is access to the roof garden, a wonderful space with cedar wood decking, a water feature, established plants and shrubs and countryside views as far as the eye can see.



Landing

Bedroom One 4.57m (15'0) x 3.66m (12')

En-Suite 2.51m (8'3) x 1.8m (5'11)

Guest Bedroom/Sitting Room 5.66m (18'7) x 5.31m (17'5)

Bedroom Three 3.58m (11'9) x 3.48m (11'5)

Bedroom Four 4.57m (15'0) x 2.84m (9'4)

Bedroom Five 3.56m (11'8) x 2.49m (8'2)

Bathroom 2.49m (8'2) x 2.24m (7'4)

OUTSIDE

Externally to the front you will find parking for numerous vehicles and access to the double garage with a rolling electric door.

To the rear is a beautiful landscaped garden with a large natural style pond and established flower beds and views of the countryside.

The side garden is a large external space, large enough to be a plot plans have been drawn up for a detached bungalow but planning has not been applied for recently. At the very end of the garden you will find a separate area which houses the garden shed and bin storage area.

Roof Garden 6.65m (21'10) x 5.03m (16'6)

Rear and Side Garden

Integral Double Garage 5.69m (18'8) x 5.36m (17'7)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester.

POSTCODE

CW8 2UR

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.