



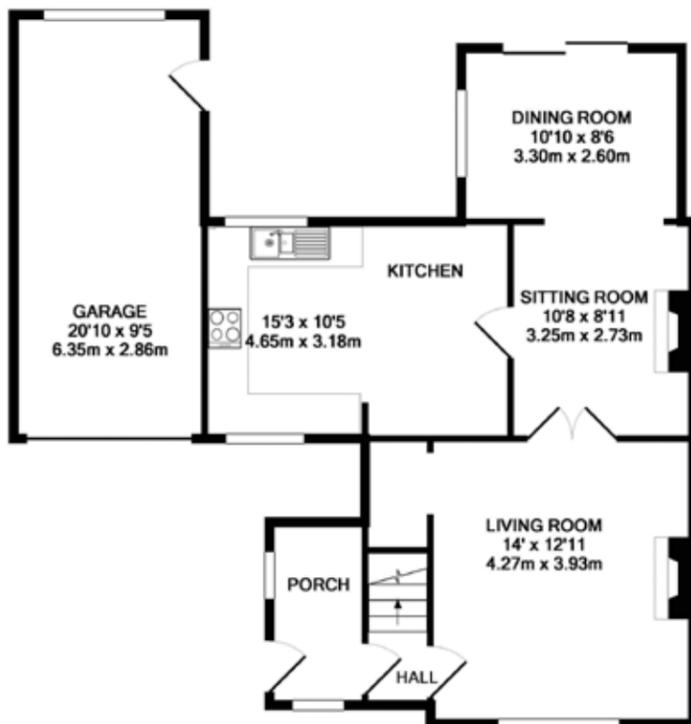
Floor Plans

(Not to scale)

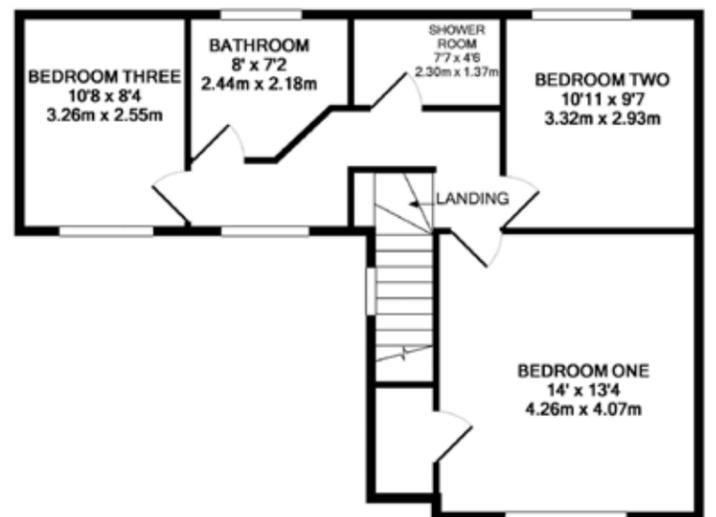


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GROUND FLOOR
APPROX. FLOOR
AREA 808 SQ.FT.
(75.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1386 SQ.FT. (128.8 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 error, 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.
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Okar Cottage

38 Chester Road, Sutton Weaver, Cheshire WA7 3EB

 3 Reception Rooms  3 Bedrooms  2 Bathrooms

A fantastic opportunity has arisen to acquire a unique and immaculately presented character-filled cottage. Set in an idyllic village location and backing onto farmland with open countryside views, this property really needs to be seen to be fully appreciated. Offering approximately 1,386 sq ft of accommodation, this handsomely maintained home has an abundance of distinguished features and is a home one could move straight into. With three double bedrooms, three reception areas and a larger than average garage, this is a particularly impressive and spacious property.

LOCATION

Sutton Weaver is a small village in the civil parish of Sutton, Cheshire West and Chester. Approximately two miles from the market town of Frodsham; Sutton Weaver benefits from easy access to all local amenities and local transport links, as well as the River Weaver running through the village. Described as 'a hamlet within inhabited countryside' Sutton Weaver offers a rural, village way of life, whilst remaining within easy and convenient striking distance of major cities, such as Liverpool, Manchester and Chester.

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 1.8 miles turn left onto Runcorn Road/A533. Continue to follow A533. After approximately 6.6 miles at the Whitehouse Roundabout, take the 1st exit onto Chester Road. After approximately 0.3 miles turn left onto Chester Road. After approximately 0.7 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

Entrance Porch

With hard wood glazed front door, double glazed window to front and side, vinyl flooring, coving to ceiling. Door into:-

Hallway

Stairs to First Floor, fitted carpet, dado rail. The hallway welcomes you into the country-style, comfortable yet stylish feel the property has to offer. Glazed wooden door into:-

Living Room

Secondary glazing window to front comprising of acoustic glass for heat loss prevention and noise reduction, double panelled radiator, original and feature Quarry tiled floor, beautiful wood burner with brick exposed chimney breast and Black Cheshire Slate hearth, beamed ceiling, understairs storage and dado rail. This warm and welcoming room embodies the truly Cheshire, idyllic lifestyle. Glazed double wooden doors into:

Snug

The property would be incomplete without a cosy snug to add to the country-feel and the abundance of reception space. Tiled flooring, double panelled radiator, dado rail, wood burner with brick exposed chimney breast. Through to:

Dining Area

A further reception space, offering the perfect entertaining environment. UPVC double glazed sliding doors to rear, tiled floor, double panelled radiator, UPVC double glazed window to side, dado rail. Door into:

Kitchen

The impressive kitchen; fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over, one and a quarter stainless steel sink unit with drainer and chrome mixer tap, double glazed windows to rear and front, space for Rangemaster cooker with extractor fan over, brick style partial tiling to walls, display cabinets, space for American style double fridge/freezer, under cupboard lighting, wine rack. Karndean flooring. This space perfectly combines the character home with modern features, for the ease and comfort of contemporary living without compromise.

FIRST FLOOR

Landing

Double glazed window to front, storage cupboard, fitted carpet, radiator.

Bedroom One

The first of three spacious, bright, double bedrooms. The Master bedroom comprises of double glazed window to front, storage cupboard, fitted carpet, radiator.

Bedroom Two

The second double bedroom; Double glazed window to rear with serene countryside views across open farmland, loft access, wooden fireplace, double panelled radiator, fitted carpet.

Bedroom Three

The third double bedroom offers further impressive and accommodating space with double glazed window to front, fitted carpet, double panelled radiator.

Shower Room

Low level WC, wash hand basin, shower cubicle with glass sliding door, vinyl flooring, heated towel rail.

Bathroom

The immaculately presented bathroom offers the perfect environment to relax. Double glazed window to rear, inset downlighters, large corner bath, low level WC, wash hand basin, double panelled radiator, loft access, wooden floor.

OUTSIDE

Front and Rear Garden

To the front; Double wrought iron gates on to driveway with parking for up to four vehicles with the driveway leading to the garage. The front garden is tiered with hedged boundaries and is mainly laid to lawn. There is a blocked paved area ideal for outside entertainment with steps up to the lawn area and green house. There is a further sectioned decking area and a vegetable patch with lovely countryside views. There is a brick built shed housing a Sauna, which is a unique and hugely appealing feature of this incredibly impressive property. There is side access around the house and a pedestrian access to the garage from the rear garden.

Detached Garage

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. Council Tax - Band C.

POSTCODE

WA7 3EB

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

