

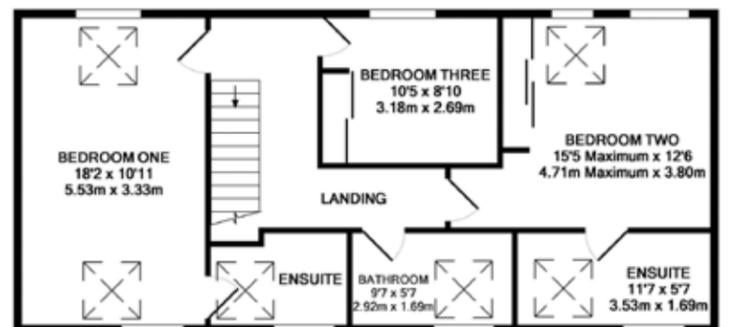
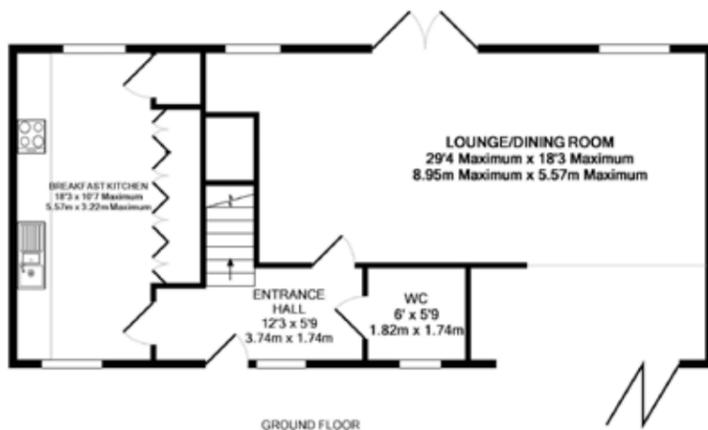


Floor Plans

(Not to scale)



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TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.1 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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Charlton

14 Stretton Green, Stretton, Cheshire SY14 7JB

 1 Reception Rooms  3 Bedrooms  3 Bathrooms

Situated in a sought after quiet location and forming part of a luxury courtyard, an immaculately presented barn conversion. Landscaped private gardens and driveway providing off road parking for two vehicles.

LOCATION

The local area boasts a wealth of friendly country pubs and is rich in leisure facilities. Stretton Green residents will all benefit from a bespoke leisure package, which includes membership of the Golf Club as well as extensive use of the spa facilities at Carden Park.

Very close to the development, the charming villages of Tilston, with its attractive Grade II listed St. Mary's Church, and Farnon with its quaint high street, both offer local essentials and excellent pub fayre.

Located just 10 miles from Stretton Green, contained within its own ancient city walls, Chester, with its stunning cathedral, fascinating museum, open-air theatre and Roman heritage, is just waiting to be explored. The world-famous Chester Zoo or the superb racecourse, attract thousands of captivated visitors every year.

Chester boasts the oldest shop front in the country and the unique two tier galleries 'The Rows'. Historic Watergate Street is full of chic independent stores, while the Grosvenor Shopping Centre hosts around 70 stores within a cosmopolitan covered mall. The nearby Cheshire Oaks Designer Outlet Village draws crowds from across the UK. But residents of Stretton Green are just as likely to visit Chester for its wide range of chic bistros and sophisticated restaurants, offering an outstanding array of temptations from every corner of the globe. Chester is also home to some of the most prestigious schools in the county, including the King's School, the Queen's School and Abbeygate College.

DIRECTIONS

From our office in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed passing Beeston Market on the right and side and The Wild Boar Hotel on the left and on approach into Ridley turn right onto the A534 (Wrexham Road) signposted Wrexham. Continue for some distance until reaching Broxton roundabout. Take the second exit onto Broxton Road and proceed passing Carden Park Hotel on the left hand side. Following this take the next left at the Cock O'Barton Public House and the property will be found on the left hand side clearly identified by a Hincliffe Holmes For Sale board.

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 Hall 3.73m (12'3) x 1.75m (5'9)

Stairs to First Floor, window to front and radiator.

Separate WC 1.83m (6') x 1.75m (5'9)

Wood effect tiled floor, low level WC, wall mounted wash basin with mixer tap and tiled splashback, window to front and wall mounted heated towel rail.

Open Plan Lounge/Dining Room 8.94m (29'4) Max x 5.56m (18'3) Max

Windows to rear, double doors to rear, bi-folding doors to front, understairs cupboard with power and radiators.

Breakfast Kitchen 5.56m (18'3) x 3.23m (10'7) Max

Wood effect tiled flooring, fitted with a range of wall and base units comprising cupboards and drawers, base units with Silestone work surfaces over and Silestone splashback, inset stainless steel one and a half bowl sink unit with mixer tap and drainer, inset four ring hob with stainless steel extractor hood over and stainless steel splashback, built-in oven, built-in microwave, built-in double fridge, built-in double freezer, built-in dishwasher, built-in washing machine, airing cupboard, windows to front and rear, inset downlighters and radiator.

FIRST FLOOR

Landing

Porthole window to rear, Velux window to rear and loft access.

Bedroom One 5.54m (18'2) x 3.33m (10'11)

Windows to front and rear, Velux windows to front and rear with remote control blinds and radiators.

En-suite Shower Room 2.28m (7'6) x 1.69m (5'7) Max

Tiled floor, half tiled walls, low level WC, pedestal wash basin with mixer tap and built-in mirrored/lit storage over, double shower with drencher head over and fully tiled wall splashback, inset downlighters, Velux window to front, porthole window to front and wall mounted heated towel rail.

Bedroom Two 4.7m (15'5) Max x 3.81m (12'6) Max

Mirrored built-in wardrobes, porthole window to rear, further window to front, Velux window to rear with remote control blinds and radiator.

En-suite Shower Room 3.53m (11'7) x 1.7m (5'7)

Tiled floor, half tiled walls, low level WC, wall mounted wash basin with mixer tap, walk-in double shower with drencher head over, window to front, Velux window to front, inset downlighters and wall mounted heated towel rail.

Bedroom Three 3.18m (10'5) x 2.69m (8'10)

Built-in mirrored wardrobes, window to rear and radiator.

Family Bathroom 2.92m (9'7) x 1.7m (5'7)

Tiled floor, half tiled walls, low level WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, separate wall mounted shower head over and fully tiled wall splashback, window to front, Velux window to front, inset downlighters and wall mounted heated towel rail.

OUTSIDE

Garden

To the rear there is a paved sitting area ideal for outside entertainment that opens onto the the garden which is mainly laid to lawn with box hedging borders, flower beds and hedged boundaries creating privacy. A gated access leads to off-road parking for two cars. To the front there is a further sitting area ideal for outside entertainment and further planted flower beds and boxed hedged borders opening onto a communal courtyard.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

POSTCODE

SY14 7JB

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

