



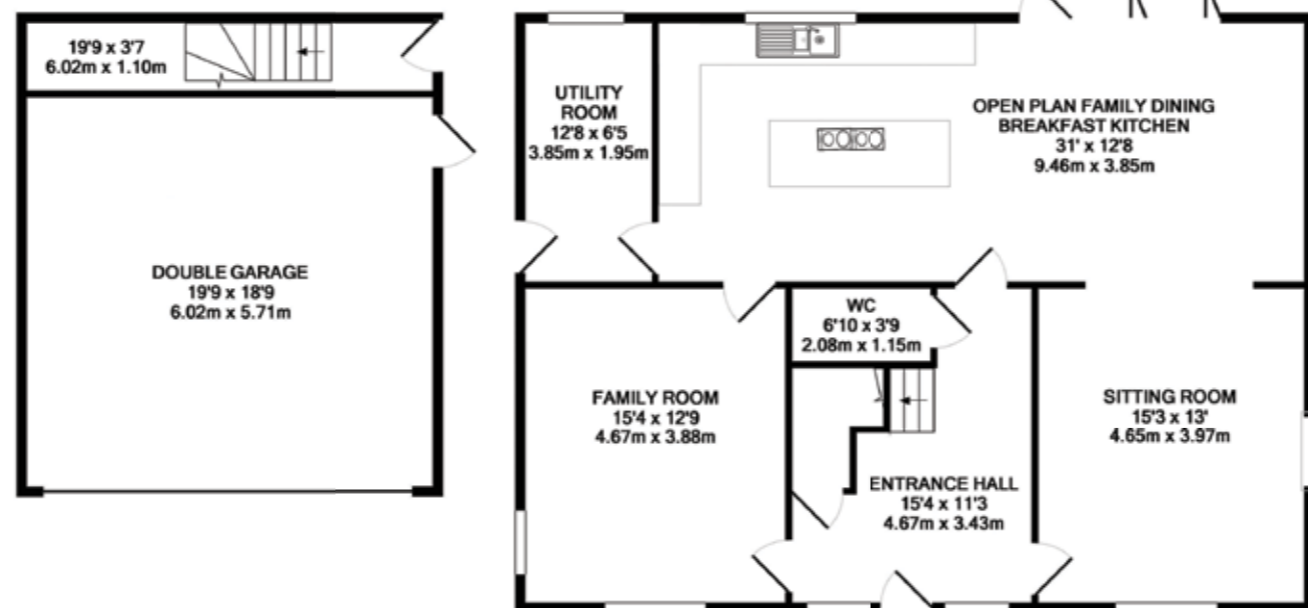
Bunbury



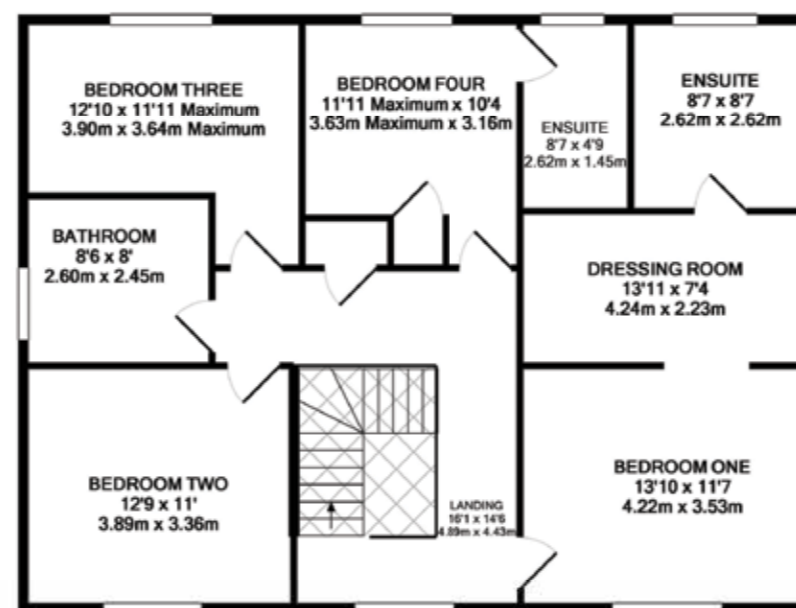
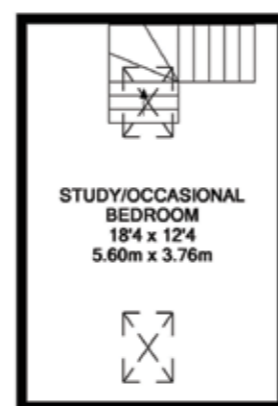
HINCHLIFFE  
HOLMES

INDEPENDENT ESTATE AGENTS

£795,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 1495 SQ. FT.  
(138.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1218 SQ. FT.  
(113.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2714 SQ. FT. (252.1 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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### Floor Plans (Not to scale)

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# Brook View

Sadlers Wells, Bunbury CW6 9NU

 3 Reception Rooms

 4 Bedrooms

 3 Bathrooms

*Situated in a sought after quiet central village location, an outstanding detached Georgian style family home with superb specification and flexible spacious accommodation throughout. Private south-west facing landscaped gardens, driveway providing extensive off road parking and detached double garage with ancillary space above.*

## LOCATION

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

The award winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools.

There is easy access to the surrounding villages, motorway and railway networks including Crewe Station (which is 12 miles away), which give access to the north and south of the UK.

## 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 for a couple of miles passing The Wild Boar Hotel on the left hand side and turn left onto School Lane. Proceed along and turn right onto The Highlands. Follow the road to the t-junction and turn left onto Sadlers Wells. Continue to the end and proceed down the extension of Sadlers Wells and the property driveway will be found on the right hand side.

## 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 4.67m (15'4) x 3.43m (11'3)**

Sash windows to front, stairs to First Floor with Oak newel post and balustrade, ceiling coving, inset downlighters, understairs storage and radiator.



**Separate WC 2.08m (6'10) x 1.14m (3'9)**

Tiled floor, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, wall mounted vanity wash basin with mixer tap and tiled splashback, inset downlighters and radiator.

**Family Room 4.67m (15'4) x 3.89m (12'9)**

Sash windows to front and side, inset downlighters, ceiling coving and radiator.

Door leading into Open Plan Family Breakfast Dining Kitchen.

**Sitting Room 4.65m (15'3) x 3.96m (13')**

Sash window to front, inset Mazona wood burning stove set on York stone hearth, inset downlighters and radiator.

Opening into:-

**Open Plan Family Breakfast Dining Kitchen 9.45m (31') x 3.86m (12'8)**

Also accessed via Entrance Hall.

**Breakfast Kitchen Area**

Tiled floor, fitted with a range of matching wall and base units comprising cupboards and drawers, base units with quartz worksurfaces over and splashbacks, inset stainless steel one and a half bowl sink unit with mixer tap, built-in oven, combi-microwave oven, built-in fridge, built-in freezer, built-in dishwasher, central island comprising cupboards and drawers with quartz worksurfaces over, inset four ring hob with stainless steel extractor hood over and breakfast bar, inset downlighters, sash window to rear and radiator. Opening into:-

**Family Dining Area**

Bi-fold doors to rear, inset downlighters and wall mounted floor to ceiling radiator.

**Utility Room 3.86m (12'8) x 1.96m (6'5)**

Accessed via Breakfast Kitchen Area.

Tiled floor, fitted with a range of wall and base units comprising cupboards, base units with worksurfaces over and splashback, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and separate dryer, sash window to rear, inset downlighters, door to side and radiator.

## FIRST FLOOR

**Galleried Landing 4.9m (16'1) x 4.42m (14'6)**

Sash window to front, inset downlighters, loft access, airing cupboard and radiator.

**Master Suite**

**Bedroom 4.22m (13'10) x 3.53m (11'7)**

Sash window to front and radiator.

Opening into:-

**Dressing Room 4.24m (13'11) x 2.24m (7'4)**

Sash window to side, inset downlighters and radiator.

Door leading into:-

**En-suite Bathroom 2.62m (8'7) x 2.62m (8'7)**

Tiled floor with underfloor heating, fully tiled walls, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, wall mounted vanity wash basin with mixer tap, panelled bath with mixer tap, double shower with drencher head and separate wall mounted shower head attachment over, sash window to rear, inset downlighters and wall mounted heated towel rail.



**Bedroom Two 3.89m (12'9) x 3.35m (11')**

Sash window to front and radiator.

**Bedroom Three 3.91m (12'10) x 3.63m (11'11) Max**

Sash window to rear and radiator.

**Bedroom Four 3.63m (11'11) Max x 3.15m (10'4)**

Sash window to rear, built-in wardrobe and radiator.

Door leading into:-

**En-suite Shower Room 2.62m (8'7) x 1.45m (4'9)**

Tiled floor with underfloor heating, fully tiled walls, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, pedestal wash basin with mixer tap, double shower with drencher head and separate wall mounted shower head attachment over, sash window to rear, inset downlighters and wall mounted heated towel rail.

**Family Bathroom 2.59m (8'6) x 2.44m (8')**

Wood effect tiled floor with underfloor heating, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, double shower with drencher head and separate wall mounted shower head attachment over, sash window to side, inset downlighters and wall mounted heated towel rail.

## OUTSIDE

### Gardens

To the rear south-west facing garden, there is an Indian stone paved sitting area ideal for outside entertainment which opens onto the garden which is mainly laid to lawn with raised low maintenance borders and fenced boundaries creating privacy.

To the front the property is approached via a five-bar gate which opens onto a block paved driveway providing extensive off-road parking with fenced and hedged boundaries creating privacy and leads to the Detached Double Garage.

**Detached Double Garage 6.02m (19'9) x 5.72m (18'9)**

Electric up and over door, door to side, light and power.

A pedestrian door to the side of the Detached Double Garage gives access above.

## GROUND FLOOR

**Entrance 6.02m (19'9) x 1.09m (3'7)**

Staircase to First Floor.

## FIRST FLOOR

**Study/Occasional Bedroom 5.59m (18'4) x 3.76m (12'4)**

Velux windows to front and rear, light and power

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (Not Tested)

We believe that mains water, electricity, Oil fired central heating are connected.

## LOCAL AUTHORITY

Cheshire East Council. Council Tax - Band G.

## POSTCODE

CW6 9NU

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.