



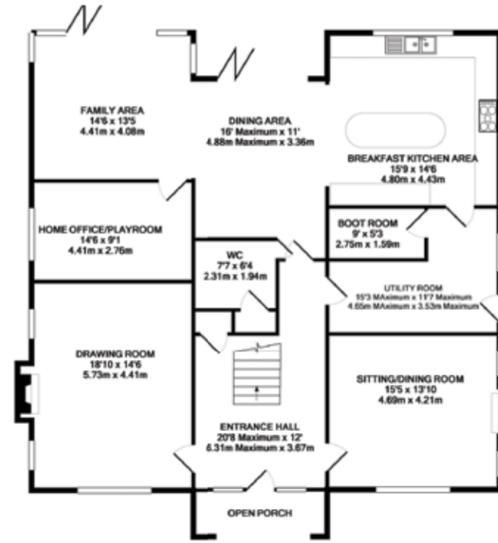
Stretton



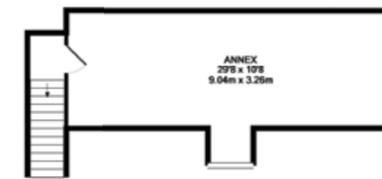
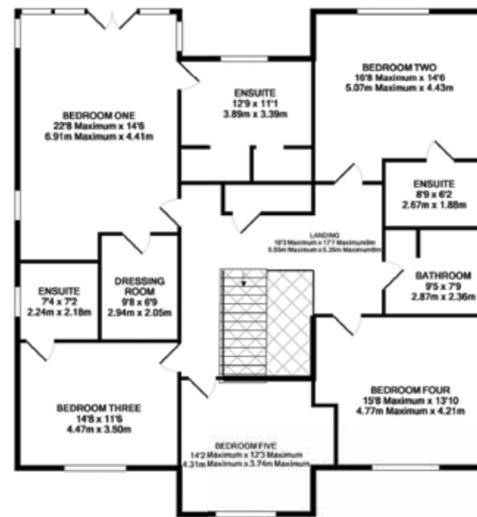
£1,050,000



*Situated within a superb and quiet luxury development with wonderful views across the Cheshire Countryside, an executive and high quality detached family home with superb flexible accommodation in excess of 4,250 sq.ft. (inc. triple garage and annex) and outstanding specifications throughout. South-facing landscaped private gardens, driveway providing off road parking for several vehicles and detached triple garage with Annex.*



GROUND FLOOR  
APPROX. FLOOR  
AREA 2113 SQ.FT.  
(214.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 2021 SQ.FT.  
(187.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 4135 SQ.FT. (402.7 SQ.M.)  
\*While every attempt has been made to ensure the accuracy of the floor plan, the actual measurements of items, materials, 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 can be given as to their condition or effectiveness.

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### Floor Plans (Not to scale)

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# Barrington Lodge

Stretton Green, Stretton SY14 7JB

 5 Reception Rooms

 5 Bedrooms

 4 Bathrooms

*Situated within a superb and quiet luxury development with wonderful views across the Cheshire Countryside, an executive and high quality detached family home with superb flexible accommodation in excess of 4,250 sq.ft. (inc. triple garage and annex) and outstanding specifications throughout. South-facing landscaped private gardens, driveway providing off road parking for several vehicles and detached triple garage with Annex.*

## LOCATION

The local area boasts a wealth of friendly country pubs and is rich in leisure facilities. Residents have private access to the Nicholas course directly from Stretton Green, this provides access to the walking, cycling and jogging paths around the estate.

Very close to the development, the charming villages of Tilston, with its attractive Grade II listed St. Mary's Church, and Farndon with its quaint high street, both offer local essentials and excellent pub fayre. The working historical Stretton Water Mill is half a mile walk away from the property and one mile further is the delightful Carden Arms Public House.

Bickerton Hill National Trust is a 10 minute drive away where you are able to explore a 3 mile circular walk around Maiden Castle with beautiful views across the Dee Valley to the Welsh hills.

Located 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. Furthermore Stretton is in the catchment area of the Ofsted 'OUTSTANDING' rated Bishop Heber Secondary School (within 4 miles).

## 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 onto Stretton Hall Lane and the property will be found on the left 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 Porch

**Entrance Hall 6.3m (20'8) Max x 3.66m (12')**

Oak flooring with underfloor heating, Oak staircase to First Floor, windows to front and storage cupboard.

**Cloak Room 2.31m (7'7) x 1.93m (6'4)**

Porcelenosa tiled floor with underfloor heating, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, pedestal wash basin with mixer tap and tiled splashback, inset downlighters and storage cupboard.

**Drawing Room 5.74m (18'10) x 4.42m (14'6)**

Underfloor heating, inset Chesney log burning stove with stone surround and slate hearth, window to front, further windows to side with bespoke fitted shutters, ceiling coving and ceiling roses.

**Sitting/Dining Room 4.7m (15'5) x 4.22m (13'10)**

Window to front, further windows to side with bespoke fitted shutters, inset Chesney log burning stove with stone surround and slate hearth and underfloor heating.

**Open Plan Family Breakfast Dining Kitchen 13.06m (42'10) Max x 4.88m (16') Max**

### Breakfast Kitchen Area

Porcelenosa tiled floor with underfloor heating, fitted with a range of wall and base units comprising cupboards and drawers, base units with Silestone worksurfaces over and Silestone splashback, inset stainless steel double bowl sink unit with mixer tap, inset five ring induction hob Rangemaster cooker with extractor over, built-in Siemens appliances consisting of built-in combi-microwave oven, built-in plate warmer, built-in coffee machine, built-in wine cooler, built-in dishwasher, central island comprising cupboards with Silestone worksurfaces over, inset downlighters and fitted shelving. Opening into:-

### Dining Area

Also accessed via Entrance Hall.

Porcelenosa tiled floor with underfloor heating, inset downlighters and bi-folding doors to rear. Opening into:-

### Family Area

Porcelenosa tiled floor with underfloor heating, windows to side and rear with bespoke fitted shutters, bi-fold doors to rear and door leading to:-

**Home Office/Playroom 4.42m (14'6) x 2.77m (9'1)**

Window to side and Oak flooring with underfloor heating.

**Boot Room 4.65m (15'3) Max x 3.53m (11'7) Max**

Porcelenosa tiled floor with underfloor heating, fitted with a range of wall and base units comprising cupboards, base units with Silestone worksurfaces over and Silestone splashback, inset stainless steel single bowl sink unit with mixer tap, built-in washing machine and separate dryer, built-in pantry cupboard, door and window to side and inset downlighters.

**Store Room 2.74m (9') x 1.6m (5'3)**

Porcelenosa tiled floor and fitted with a range of built-in cupboards.

## FIRST FLOOR

**Galleried Landing 5.56m (18'3) Max x 5.36m (17'7) Max**

Airing cupboard, loft access, inset downlighters and underfloor heating.

### Master Bedroom Suite

**Bedroom 6.91m (22'8) Max x 4.42m (14'6)**

Underfloor heating, windows to side and rear with bespoke fitted shutters and Juliette balcony to rear.

**Dressing Room 2.95m (9'8) x 2.06m (6'9)**

Fitted with a range of hanging and shelving and inset downlighters.



**En-suite Bathroom 3.89m (12'9) x 3.38m (11'1)**

Fitted with a range of Villeroy and Boch sanitaryware comprising; low level WC, his and hers wall mounted wash basins with mixer tap and tiled splashback, tiled panelled bath with mixer tap, walk-in double shower with drencher head over and separate shower head attachment and fully Porcelenosa tiled wall splashback, Porcelenosa tiled floor with underfloor heating, half Porcelenosa tiled walls, inset downlighters, wall mounted heated towel rail and window to rear.

**Bedroom Two 5.08m (16'8) Max x 4.42m (14'6)**

Fitted with a range of built-in wardrobes, window to rear and underfloor heating.

**En-suite Shower Room 2.67m (8'9) x 1.88m (6'2)**

Porcelenosa tiled floor with underfloor heating, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, wall mounted wash basin with mixer tap and Porcelenosa half tiled wall splashback, shower unit with wall mounted shower head over and fully Porcelenosa tiled wall splashback, window to side, inset downlighters and wall mounted heated towel rail.

**Bedroom Three 4.47m (14'8) x 3.51m (11'6)**

Window to front with bespoke fitted shutters and underfloor heating.

**En-suite Shower Room 2.24m (7'4) x 2.18m (7'2)**

Porcelenosa tiled floor with underfloor heating, fully Porcelenosa tiled walls, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, wall mounted wash basin with mixer tap, shower unit with wall mounted shower head over, inset downlighters, window to side and wall mounted heated towel rail.

**Bedroom Four 4.78m (15'8) Max x 4.22m (13'10)**

Window to front with bespoke fitted shutters and underfloor heating.

**Bedroom Five 4.32m (14'2) Max x 3.73m (12'3) Max**

Window to front and underfloor heating.

**Family Bathroom 2.87m (9'5) x 2.36m (7'9)**

Porcelenosa tiled floor with underfloor heating, half Porcelenosa tiled walls, fitted with a range of Villeroy and Boch sanitaryware comprising low level WC, his and hers wash basin with mixer taps, shower unit with wall mounted shower head over and fully Porcelenosa tiled wall splashback, inset downlighters, window to side and wall mounted heated towel rail.

## OUTSIDE

### Garden

To the rear there is a large Indian Stone paved sitting area ideal for outside entertainment that opens onto the garden which is mainly laid to lawn with mature hedged boundaries creating privacy.

To the front the property is accessed via a five-bar gate which opens onto a red gravel driveway providing extensive off-road parking. The garden is mainly laid to lawn with hedged boundaries creating privacy.

**Detached Triple Garage 9.07m (29'9) x 5.41m (17'9)**

Two electric up and over doors, a further up and over door, windows to side and rear, pedestrian door to side, light and power.

An external staircase with Garden Store below leads to:-

**First Floor Annex 9.04m (29'8) x 3.25m (10'8)**

Stable door opens into a superb flexible space with windows to front and side, light and power.

## 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.

## POSTCODE

SY14 7JB

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.