



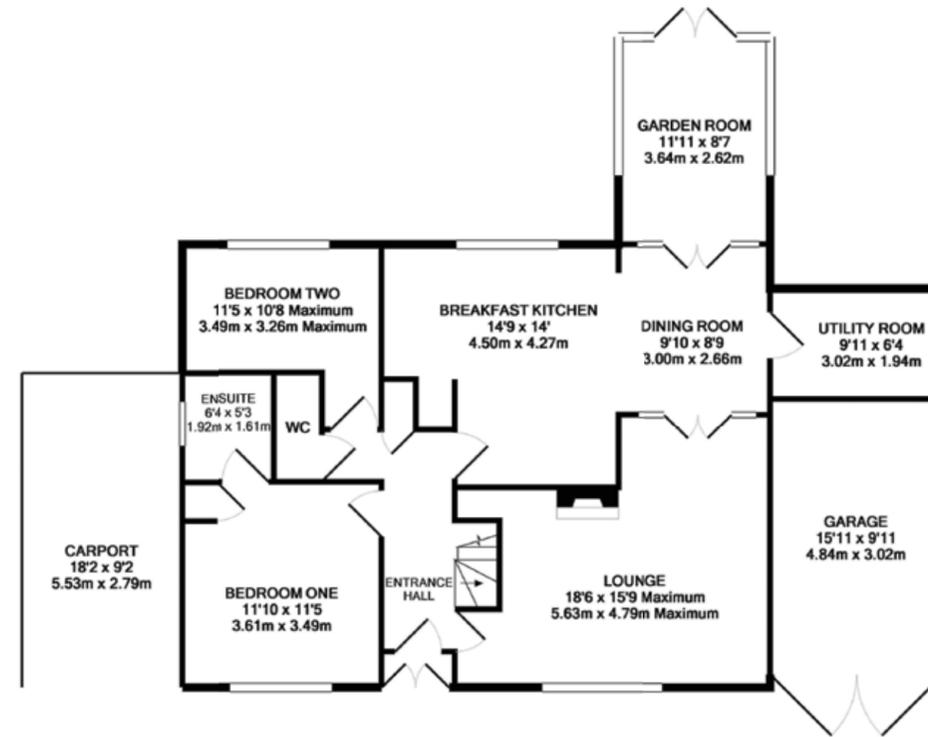
Brown Knowl



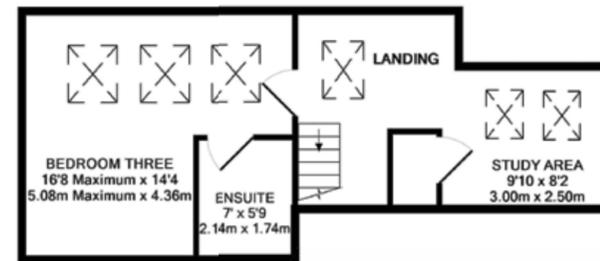
£475,000



Situated in a quiet sought after and desirable location with undisturbed views a well-presented, extended and immaculately presented detached dormer bungalow with superb flexible accommodation throughout. Beautifully landscaped private gardens, swimming pool, driveway providing off road parking for several vehicles, garage and car port.



GROUND FLOOR
APPROX. FLOOR
AREA 1354 SQ.FT.
(125.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1756 SQ.FT. (163.1 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.
Made with Metropix02019

Floor Plans
(Not to scale)

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Hill View

Sherrington Lane, Brown Knowl CH3 9JU

 3 Reception Rooms

 3 Bedrooms

 2 Bathrooms

Situated in a quiet sought after and desirable location with undisturbed views a well-presented, extended and immaculately presented detached dormer bungalow with superb flexible accommodation throughout. Beautifully landscaped private gardens, swimming pool, driveway providing off road parking for several vehicles, garage and car port.

LOCATION

Brown Knowl is a semi-rural hamlet that lies in a very popular part of South Cheshire. The nearby villages offer local amenities including a primary school, tennis courts, golf courses and restaurants. The surrounding countryside is noted for its rural beauty, some of the most picturesque scenery in the area together with close access to nearby Beeston and Peckforton Castles. The location is convenient for daily travel to neighbouring commercial centres including Chester (11 miles), Nantwich (11 miles), Crewe (15 miles), Whitchurch (11 miles), Wrexham (12 miles), Manchester (50 miles), Liverpool (36 miles) and Warrington (32 miles). Malpas (6 miles), Tattenhall (4 miles) and Tarporley (9 miles) are nearby villages all of which provide superb day to day amenities including well regarded restaurants and pubs, boutique shops, doctors surgeries, dentist, opticians and schools. There are also a number of well renowned schools in the area including Kings and Queens schools in Chester, Abbey Gate at Saighton, the Grange School at Hartford and is within the catchment area for Bishop Heber High School in Malpas which has recently been rated outstanding by Ofsted. Crewe railway station can be located within 25 minutes drive and offers superb regular direct services to London that are ideal for the business and leisure traveller.

The property is also within walking distance to a number of pubs such as The Sandstone, as well as being within close proximity to Carden Park Hotel and Spa which offers a variety of outdoor activities with the main focal point being its renowned golf course. Bolesworth Estate is also within 1.5 miles and hold regular events such as Car Fest and International Horse Shows.

DIRECTIONS

From our office in the centre of Tarporley proceed out of the village in the direction of Nantwich - passing the Texaco petrol station/Spar on the left hand side. Upon reaching the T-junction with the A49 turn left. Proceed 500 yards to the traffic lights with the Red Fox Pub on the right hand side and turn right onto the A49 (Whitchurch). Continue through the villages of Beeston, Bunbury and Spurstow (about two miles in all). On passing Panama Hatties restaurant (to your right) proceed for a further mile and a half and take a right turn for the A534 (Wrexham). Proceed for a very short distance and at the next junction take a further right, onto the A534 (Wrexham). Proceed along the A534 passing the Bickerton Poacher turning left just after the Sandstone Inn. Proceed for approximately half a mile until reaching a junction at which point take a left turn onto Sherrington Lane. Proceed up Sherrington Lane about two thirds of the way where the property can 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 Porch

Entrance Hall

Wooden floor, radiator, stairs to First Floor, cloaks cupboard with hanging and shelving space.

Separate WC 1.91m (6'3) x .73m (2'5)

Tiled floor, low level WC, corner vanity unit with storage below.

Lounge 5.64m (18'6) x 4.8m (15'9) Max

Bay window to front, radiator, wood burning stove with slate hearth and wooden mantel, wall light points.

Double door leading to:-

Open Plan Dining Breakfast Kitchen

Dining Area 3m (9'10) x 2.67m (8'9)

Wooden floors, vaulted ceiling with Velux windows and inset downlighters, exposed beams, exposed brick feature walls. Double doors leading to Lounge and bi-folding glass doors to Garden Room.

Breakfast Kitchen

Wooden floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with granite work surfaces over and granite splashback, inset sink with mixer tap over, Rayburn Cookmaster oven, two ring ceramic hob, integrated Zanussi oven, integrated Zanussi microwave, inset pantry cupboard with shelving, integrated fridge, radiator, exposed beams, windows to rear and side.

Garden Room 3.63m (11'11) x 2.62m (8'7)

Wooden floor, inset downlighters, windows to rear and side, double doors to garden.

Utility Room 3.02m (9'11) x 1.93m (6'4)

Fitted with a range of wall and base units comprising cupboards and drawers, space for freezer, space and plumbing for washing machine and separate dryer.

Bedroom One 3.61m (11'10) x 3.48m (11'5)

Window to front, built-in wardrobes and dressing table, further cupboard with shelving and hanging space, radiator, wall light points.

En-suite Shower Room 1.93m (6'4) x 1.6m (5'3)

Tiled floor with electric underfloor heating, half tiled wall, shower with drencher head over and separate shower head attachment, low level WC, pedestal wash basin, heated towel rail, window to rear, extractor fan.

Bedroom Two 3.48m (11'5) x 3.25m (10'8) Max

Window to rear, radiator, fitted wardrobes offering hanging and shelving space.



FIRST FLOOR

Landing

Velux skylights, radiator, access to eaves, cupboard for storage.

Study Area 3m (9'10) x 2.49m (8'2)

Bedroom Three 5.08m (16'8) Max x 4.37m (14'4)

Velux windows, radiator.

En-suite Bathroom 2.13m (7') x 1.75m (5'9)

Fitted carpet, pedestal wash basin with tiled splashback and mirror, corner bath with shower head attachment, heated towel rail, low level WC, Velux skylight, wall light point.

OUTSIDE

Garden

To the rear there is a lovely patio area ideal for outside entertainment, with electric awing over. There is a garden shed and store. Steps lead to a lawned area with a decked sitting area and well-established flower borders.

Further steps lead to a patio with fully insulated Summer House. A shed housing the boiler and pump for the Swimming Pool. There is a further raised area to the garden with well stocked flower beds and hedged/fenced boundaries creating privacy with wonderful open views across the countryside.

To the front the driveway is gravel and provides off road parking for several vehicles. There is a block paved pathway to the front door and well stocked borders to the lawned area.

Swimming Pool (45ft x 10ft x 4ft)

The Swimming Pool has steps into a sunken pool with a cover and decked area surround.

There are fantastic views towards Bickerton and beyond. A path leads to the front of the property.

Garage 4.85m (15'11) x 3.02m (9'11)

Double doors to front, electric and light.

Car Port 5.54m (18'2) x 2.79m (9'2)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

POSTCODE

CH3 9JU

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.