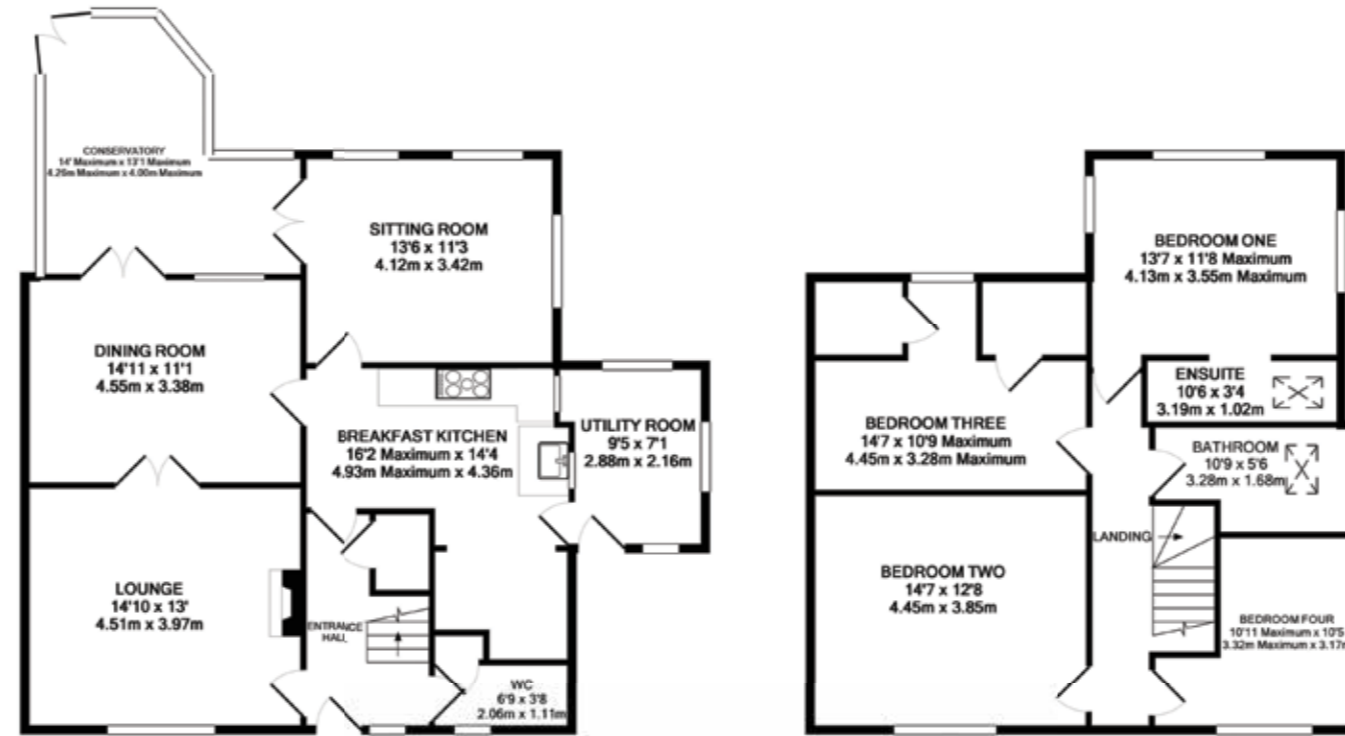




Marton



£495,000



*Positioned in a sought after quiet location with views across open farmland a well-presented and extended period semi-detached family home with superb flexible accommodation and many character features throughout. Mature landscaped private gardens, orchard, driveway providing extensive off road parking and detached double garage.*

**Floor Plans**  
(Not to scale)

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# The Rookery

Clay Lane, Marton CW7 2QH

 3 Reception Rooms

 4 Bedrooms

 2 Bathrooms

*Positioned in a sought after quiet location with views across open farmland a well-presented and extended period semi-detached family home with superb flexible accommodation and many character features throughout. Mature landscaped private gardens, orchard, driveway providing extensive off road parking and detached double garage.*

## LOCATION

Marton is a sought after quiet rural area, situated mid way between Hartford and Tarporley. Close by the sought after village of Whitegate houses its own Church and Primary School. A few minutes away is Cheshire Polo Ground, Oulton Park and the award winning Hollies restaurant and shopping experience. Hartford and its amenities is 2.9 miles away and is known for its excellent schools and college. Chester is a 12 mile drive away and the village of Tarporley and the town of Knusford each with their own bustling restaurants, shopping and individual night life are close by. Delamere is also close to the motorway, rail network and within 40 minutes of both Manchester and Liverpool airport.

## DIRECTIONS

From the office on the High Street proceed in the direction of Chester. At the roundabout take the 3rd exit onto the A49. Proceed for a short distance down the hill into Cotebrook passing the Alvanley Arms public house on the right hand side. Continue to the traffic lights passing the Fox & Barrel public house on the right. At the traffic lights turn right and take a left hand turn onto Clay Lane. Proceed for a short distance and the property will 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 Hall

Stairs to First Floor, wall light points, understairs storage, window to front and radiator.

### Separate WC 2.06m (6'9) x 1.12m (3'8)

Low level WC, wall mounted wash basin with mixer tap and tiled splashback, boiler cupboard and window to front.



### Breakfast Kitchen 4.93m (16'2) Max x 4.37m (14'4)

Laminate flooring, fitted with a range of painted wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, inset stainless steel one and a half bowl sink unit with mixer hose tap, inset six ring Belling range cooker, under cupboard lighting, built-in dishwasher, windows to side, inset downlighters, space for fridge/freezer, radiator, and stable door to side leading to Utility/Boot Room. Opening into Pantry Area with laminate flooring, fitted with a range of painted wall and base units comprising cupboards, base units with work surfaces over, window to side and inset downlighters.

### Utility Room 2.87m (9'5) x 2.16m (7'1)

Accessed via stable door from Breakfast Kitchen.

Tiled floor, fitted with a range of base units comprising cupboards, base units with work surfaces over and tiled splashback, inset stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer, space for fridge/freezer, windows to front, side and rear, inset downlighter and door to front.

### Sitting Room/Study 4.11m (13'6) x 3.43m (11'3)

Accessed via glazed door from Breakfast Kitchen. Windows to side and rear, wall light points and radiator. Double doors leading to:

### Conservatory 4.27m (14') Max x 3.99m (13'1) Max

Tiled floor, windows to sides and rear, double doors to rear, wall mounted electric heater.

Double doors lead into:-

### Dining Room 4.55m (14'11) x 3.38m (11'1)

Also accessed via glazed door from Breakfast Kitchen.

Window to rear, exposed beams, wall light points and radiator Double glazed doors leading to:-

### Lounge 4.52m (14'10) x 3.96m (13')

Also accessed via Entrance Hall.

Open fireplace with stone surround and hearth, exposed beams, wall light points, window to front and wall mounted floor to ceiling radiator.

## FIRST FLOOR

### Landing

Exposed beams.

### Bedroom One 4.14m (13'7) x 3.56m (11'8) Max

Windows to sides and rear, exposed beams and radiator.

### En-suite Shower Room 3.2m (10'6) x 1.02m (3'4)

Half tiled walls, low level WC, pedestal wash basin, shower with wall mounted shower head over and fully tiled wall splashback, exposed beams, Velux window to side, inset downlighters and wall mounted heated towel rail.

### Bedroom Two 4.45m (14'7) x 3.86m (12'8)

Window to front, exposed beams and radiator.

### Bedroom Three 4.45m (14'7) x 3.28m (10'9) Max

Window to rear, exposed beams, eaves storage and radiator.

### Bedroom Four 3.33m (10'11) Max x 3.18m (10'5)

Window to front, exposed beams, loft access and radiator.



### Family Bathroom 3.28m (10'9) x 1.68m (5'6)

Half tiled walls, low level WC, pedestal wash basin, panelled bath with mixer tap, separate wall mounted shower head over and tiled splashback, Velux window to rear, exposed beams, inset downlighters and wall mounted heated towel rail.

## OUTSIDE

### Garden

To the rear there is a lovely paved sitting area ideal for outside entertainment with steps up to the garden which is mainly laid to lawn with well stocked and established planted flower beds and fruit trees. The boundaries are hedged creating privacy.

Further steps from the patio lead to a small orchard with planted fruit trees, raised vegetable patches and hedged boundaries creating privacy. There are wonderful views across the open farmland.

To the front the property is approached via a gravel driveway providing off-road parking for several vehicles.

The garden is mainly laid to lawn with mature planted borders and hedge/tree boundaries creating privacy.

### Detached Double Garage 5.99m (19'8) x 5.61m (18'5)

Up and over door, 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 private drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

## POSTCODE

CW7 2QH

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.