

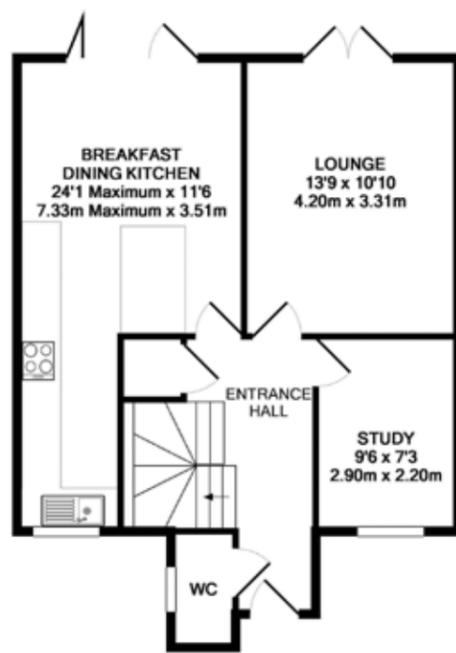


**Floor Plans**  
(Not to scale)

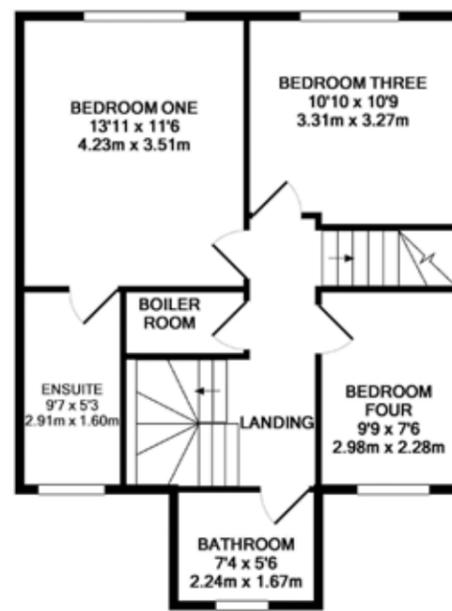


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



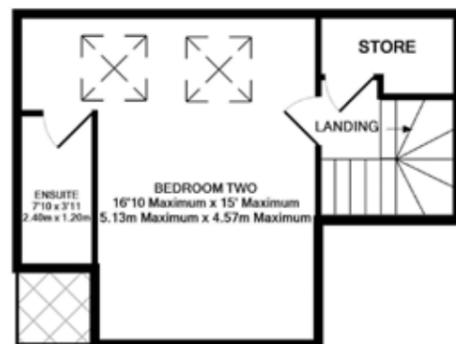
GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 582 SQ.FT.  
(54.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.8 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 Metropix ©2019



2ND FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.4 SQ.M.)

**TARPORLEY**

56B High Street, Tarporley  
Cheshire CW6 0AG

**01829 730 021**

tarporley@hinchliffeholmes.co.uk

**NORTHWICH**

28 High Street, Northwich  
Cheshire CW9 5BJ

**01606 330 303**

northwich@hinchliffeholmes.co.uk

# The Honeydew

The Chantry, Calveley, Cheshire CW6 9JU

 2 Reception Rooms  4 Bedrooms  3 Bathrooms

*Situated in a popular and most convenient location, an individually designed high quality BRAND NEW detached family house built to exacting standards with superb flexible accommodation and outstanding specifications throughout. Landscaped low-maintenance private garden, driveway providing off road parking and detached garage.*

## LOCATION

Calveley is a small hamlet situated within 4 miles of Tarporley Village, 7 miles of Nantwich and 14 miles of Chester City Centre. Amongst outstanding views and rural walks Calveley houses its own Primary and Junior Schools. Close by the award winning village of Tarporley, is renowned for its Historic High Street 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, which give access to the north and south of the UK.

## DIRECTIONS

From our office proceed down the High Street in the direction of Nantwich passing the Tarporley Community Centre on the left hand side. At the junction turn left onto Nantwich Road (A51). Proceed for a short distance passing through Tilstone Fearnall and enter into Alraham. Continue through passing the Tollemache Arms on the right and proceed out of the village. Before the bridge in Calveley via left onto Station Road 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 Hall

Separate WC

Study 2.9m (9'6) x 2.21m (7'3)

Lounge 4.19m (13'9) x 3.3m (10'10)

Breakfast Dining Kitchen 7.34m (24'1) Max x 3.51m (11'6)

## FIRST FLOOR

Landing

Bedroom One 4.24m (13'11) x 3.51m (11'6)

En-suite Shower Room 2.92m (9'7) x 1.6m (5'3)

Bedroom Three 3.3m (10'10) x 3.28m (10'9)

Bedroom Four 2.97m (9'9) x 2.29m (7'6)

Bathroom 2.24m (7'4) x 1.65m (5'5)

## SECOND FLOOR

Landing

Bedroom Two 5.13m (16'10) Max x 4.57m (15') Max

En-suite Shower Room 2.39m (7'10) x 1.19m (3'11)

## OUTSIDE

Garden

Detached Garage

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire East Council.

## POSTCODE

CW6 9JU

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

