

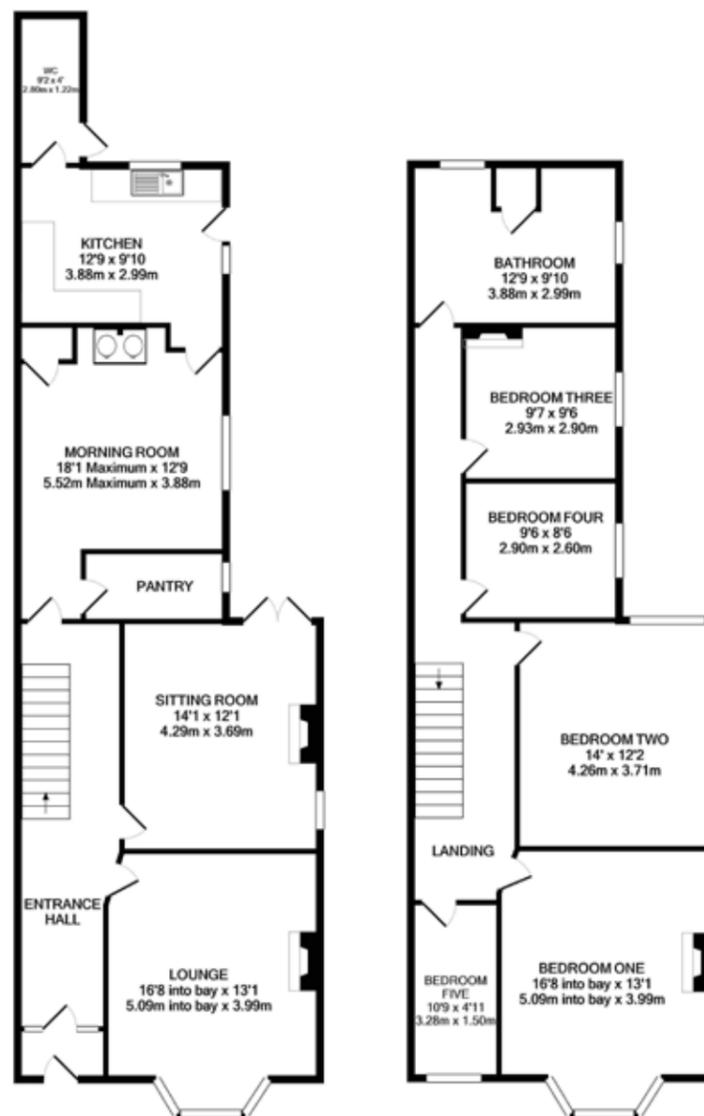


Floor Plans
(Not to scale)



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TOTAL APPROX. FLOOR AREA 1805 SQ. FT. (167.7 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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Oaklands

Brown Heath Road, Christleton, Cheshire CH3 7PN

 3 Reception Rooms  5 Bedrooms  1 Bathrooms

A substantial and elegant Victorian home retaining much character being situated within a sought after village location. Spacious reception rooms including a sitting room, lounge and morning room are complimented by upper floor accommodation providing five bedrooms. Well presented lawned front garden, with side vehicular access leading to a detached garage and useful outbuildings before a large rear garden with potential for further development subject to local planning consents. Viewing is highly recommended. Offered to the market with No Onward Chain.

LOCATION

The sought after conservation village of Christleton is ideally situated close to the historic city of Chester. To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

DIRECTIONS

For SatNav users: CH3 7PN

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

Porch

Decorative tiled floor, partially Victorian style tiled walls.

Entrance Hall

Original Victorian decorative tiled floor, radiator, dado rail, stairs to First Floor, smoke alarm, coving to ceiling. Door to:

Lounge 5.08m (16'8") into bay x 3.99m (13'1")

Sash bay windows to front, double radiator, fitted carpet, picture rail, decorative ceiling rose, open fire with wooden surround.

Sitting Room 4.29m (14'1") x 3.68m (12'1")

Window to side, double doors to rear, picture rail, double radiator, fitted carpet, coving to ceiling with ceiling rose, open fire with tiled backing and hearth and wooden surround.

Morning Room 5.51m (18'1") max x 3.89m (12'9")

Sash window to side, Quarry tiled floor, Raeburn with brick surround and railway sleeper mantel, alcove storage. Door to:

Pantry

Sash window to side, Quarry tiled floor, shelves.

Kitchen 3.89m (12'9") x 3m (9'10")

Fitted with a range of matching wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, breakfast bar, display cabinet, fitted 4 ring electric hob, fitted oven with extractor fan over, one and a quarter sink unit with drainer, window to rear, sash window to side, door to side, partially tiled walls, integral fridge/freezer.

Toilet 2.79m (9'2") x 1.22m (4'0")

Low level WC, wash hand basin with splashback tiling, radiator, door to side.

FIRST FLOOR

Landing

Dado rail, loft access, radiator.

Bedroom One 5.08m (16'8") into bay x 3.99m (13'1")

Cast iron fireplace with tiled backing and hearth, bay sash window to front, double radiator, fitted carpet, picture rail.

Bedroom Two 4.27m (14'0") x 3.71m (12'2")

Sash window to rear, double radiator, fitted carpet.

Bedroom Three 2.92m (9'7") x 2.9m (9'6")

Fitted carpet, radiator, sash window to side and picture rail.

Bedroom Four 2.9m (9'6") x 2.59m (8'6")

Sash window to side, fitted carpet, radiator, cast iron fireplace.

Bedroom Five 3.28m (10'9") x 1.5m (4'11")

Sash window to front, fitted carpet.

Bathroom 3.89m (12'9") x 3m (9'10")

Low level WC, corner bath, separate shower cubicle with glass screen and chrome shower attachments, wash hand basin with storage below, partially tiled walls, heated towel rail, radiator, shaving point, loft access, airing cupboard.

OUTSIDE

Gardens

To the front a gated driveway with parking for numerous vehicles leads to a double Detached Garage. The garden is mainly laid to lawn with raised flower beds and hedged boundaries creating privacy.

To the rear the garden is mostly laid to lawn with well-established plants and shrubs. There are two greenhouses and storage sheds with further ample wood storage. Possible plot for a separate dwelling subject to local planning consents.

Garage And Outbuildings

Double doors, light and power.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

POSTCODE

CH3 7PN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

