

1 WATER WORKS COTTAGES

EGERTON



Situated in a sought-after quiet location with undisturbed views across open farmland, a well-presented and extended semi-detached family home with flexible accommodation throughout. Beautifully landscaped private gardens, driveway providing off road parking and detached garage.

Malpas is a historic and picturesque Cheshire village that is recorded in the Domesday Book and features a fine gothic church and many period buildings in a variety of architectural styles. This thriving village has a bustling High Street that provides a range of shops, public houses, and restaurants. The village caters for families with children of all ages, having a good primary school and an OFSTED rated 'outstanding' secondary school with sixth form college, whilst the Kings and Queens Schools in Chester provide excellent private education. Malpas has a village recreation ground, and Carden Park Hotel is within 5 miles and provides spa and leisure facilities and two championship golf courses. The surrounding area offers much that will appeal to sports and outdoor enthusiasts including nature walks along the Sandstone Trail, and the Peckforton and Bickerton Hills, fishing at the Mere in Ellesmere, Cheshire Polo Club in Little Budworth, motor racing at Oulton Park, and horse racing at Chester and Bangor-On-Dee. Malpas is located within an easy driving distance of a convenient network of A-roads including the A41, A49, A525, and A534, which, amongst other destinations, facilitate travel to Chester and Wrexham, both of which provide university education. The A41 also provides a convenient link to the M53 and M56 near Chester, which facilitate travel to a number of commercial destinations within the North-West.



GROUND FLOOR

Entrance Hall
Utility
Dining Room
Kitchen
Inner Hall
WC
Lounge
Sitting Room

FIRST FLOOR

Landing
Bedroom One - En-suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

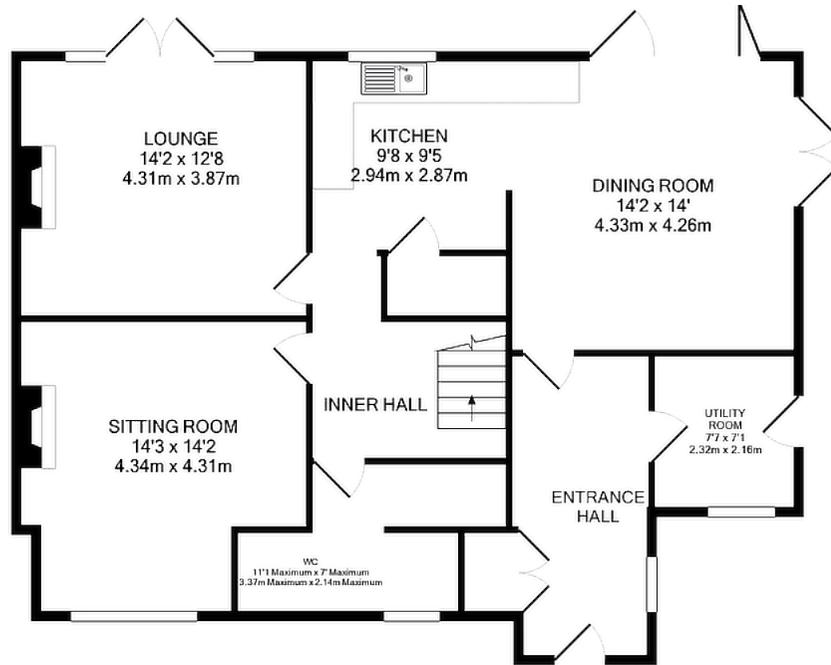
Garage
Parking
Gardens





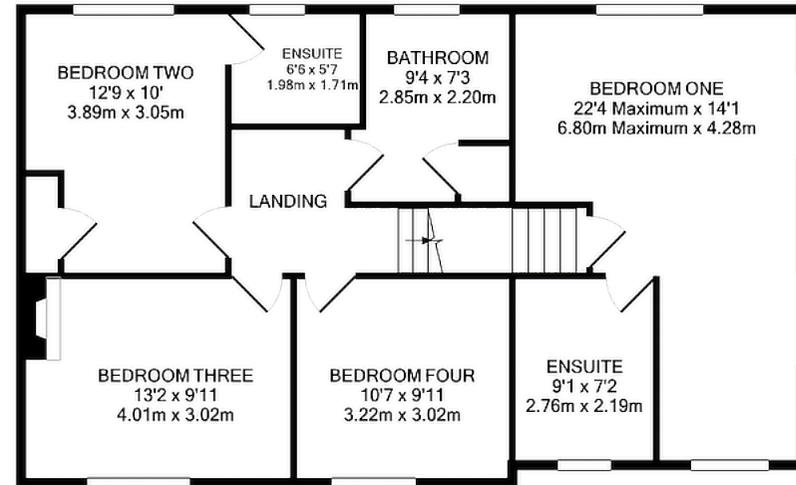






GROUND FLOOR
 APPROX. FLOOR
 AREA 986 SQ.FT.
 (91.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1831 SQ.FT. (170.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 844 SQ.FT.
 (78.4 SQ.M.)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band D.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

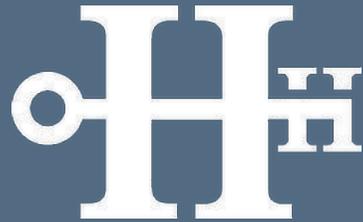
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