

KINGSWOOD

Townfield Lane | Tarvin | CH3 8EG



HINCHLIFFE
HOLMES



Situated in a most sought-after and convenient location within walking distance to the village and its amenities, an outstanding, individually designed detached family home with high specifications and superb flexible accommodation throughout. South-facing private landscaped gardens, excellent outside entertainment space, electric gated entrance opening onto the driveway providing off-road parking for several vehicles and detached double garage.



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Tarvin is an increasingly popular village and is located 6 miles from Chester and 5 miles from Tarporley. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day-to-day amenities including Co-op store, two churches, newsagents, four public houses/restaurants and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.

For further amenities close by the award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester 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 a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.



































































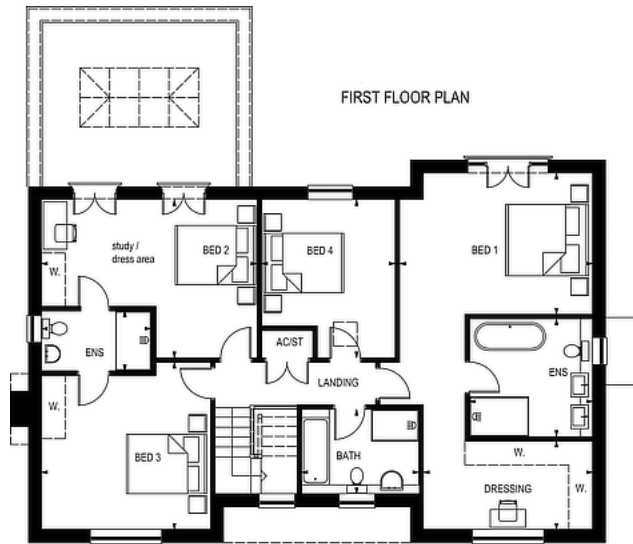












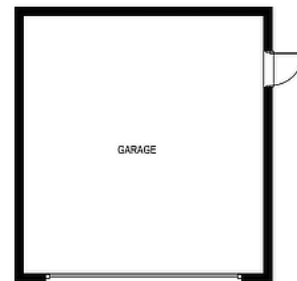
SALES DIMENSIONS

Room name	Dm (mm)
Ground Floor	
Kitchen / Dining	9000 x 4462 (max)
Family	6731 x 4959
Living	5967 x 4284
Study / Playroom	2261 x 4284
Hall	5159 x 3531
Utility (max.)	2627 x 2634
Cloaks	2034 x 1481
Garage (detached)	6535 x 6055
First Floor	
Bed 1	4884 x 3572
Bed 1 dress	4284 x 2231
Bed 1 ensuite	3117 x 2974
Bed 2	5452 x 3997 (max.)
Bed 3	4284 x 4221 (max.)
Bed 2 & 3 ensuite	2727 x 1514
Bed 4	3361 x 3997 (max.)
Bathroom	2959 x 2131

AREA SCHEDULE:
 Ground floor = 136.7m² (1,471ft²)
 First Floor = 114.5m² (1,239ft²)
 TOTAL = 251.2m² (2,710ft²)

NOTES:
 G.F. AREAS EXCLUDE DETACHED GARAGE
 F.F. AREA INCLUDES STAIR / HALL VOIDS

Garage = 39.8m² (428ft²)



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.

POSSESSION


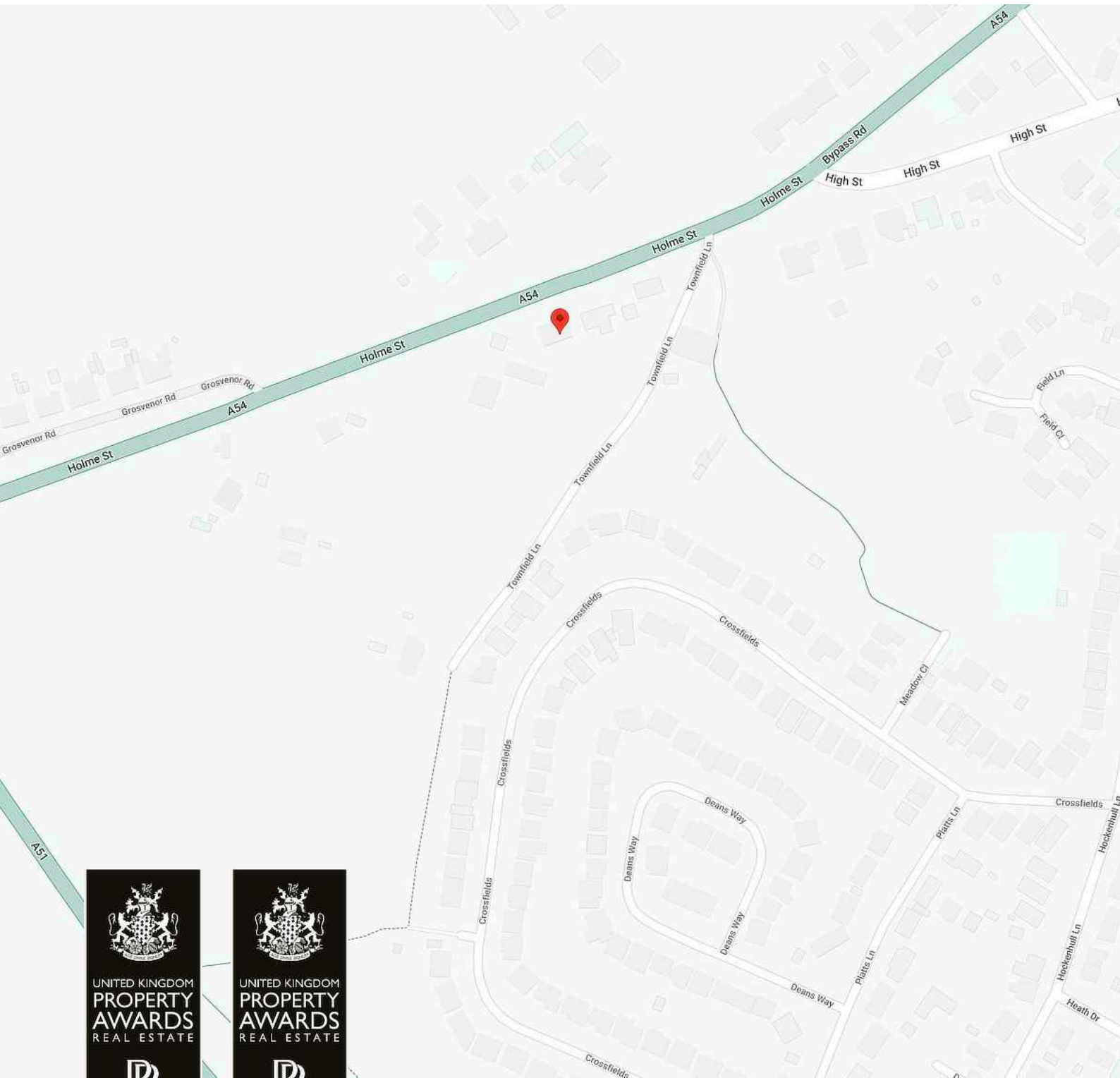
Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

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.
- (iv) 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.



UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PEA WOOD

★★★★★


BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY
AWARDS
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ROLLS-ROYCE
MOTOR CARS
AUTHORIZED DEALER
PEA WOOD

★★★★★

BEST ESTATE AGENT
CHESHIRE

Ben Hinchliffe

2022-2023



The **Negotiator**
Awards 2022

**REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST**



GOLD



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ESTATE AGENT GUIDE
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WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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