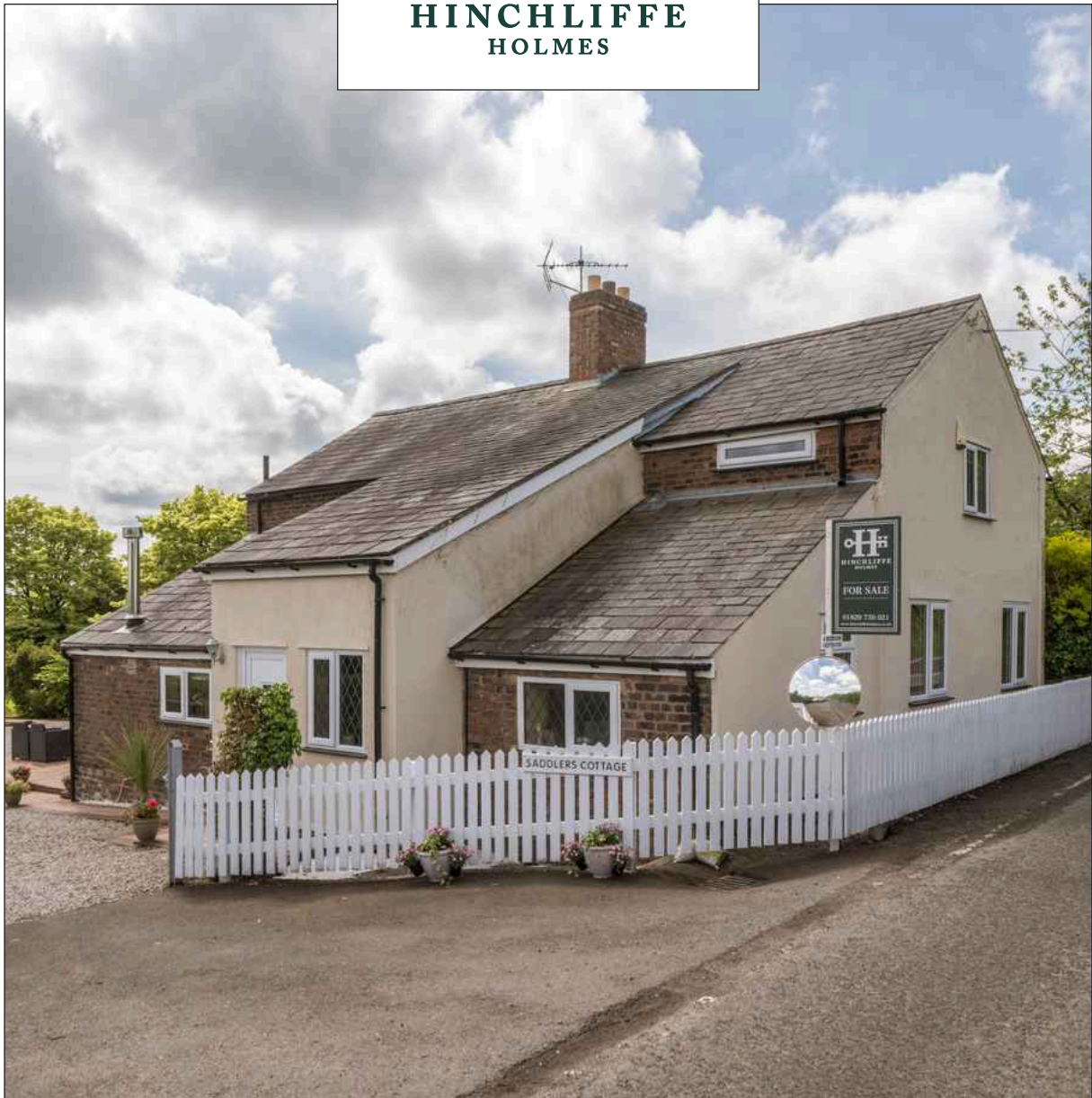


SADDLERS COTTAGE

Eaton Lane | Eaton | CW6 9AG



HINCHLIFFE
HOLMES



Situated in a sought-after quiet village location and set in approximately 0.67 acres of landscaped private gardens with views across open farmland, a well-presented and extended detached family home with superb flexible accommodation and many character features throughout. Driveway providing extensive off-road parking and detached double garage.



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Eaton is a semi-rural 'Best Kept' award winning Cheshire village that is positioned just over a mile from the centre of Tarporley. The village hosts a beautiful Church and the Jessie Hughes Village Hall which holds many functions and entertainment. There is also Eaton Primary School which is regarded as one of the area's most popular Primary Schools. Additionally, giving access to surrounding areas there is a 'Shuttle' bus service provided at low cost by Cheshire West And Chester, which operates Tuesdays - Fridays.

GROUND FLOOR

Entrance Hall
Lounge
Sitting Room
Garden Room
Study
Dining Kitchen
Utility
Bathroom

FIRST FLOOR

Landing
Bedroom One - Dressing Room
Bedroom Two

The nearby 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 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.

Bedroom Three
Bedroom Four
Shower Room

OUTSIDE

Garage
Parking
Gardens









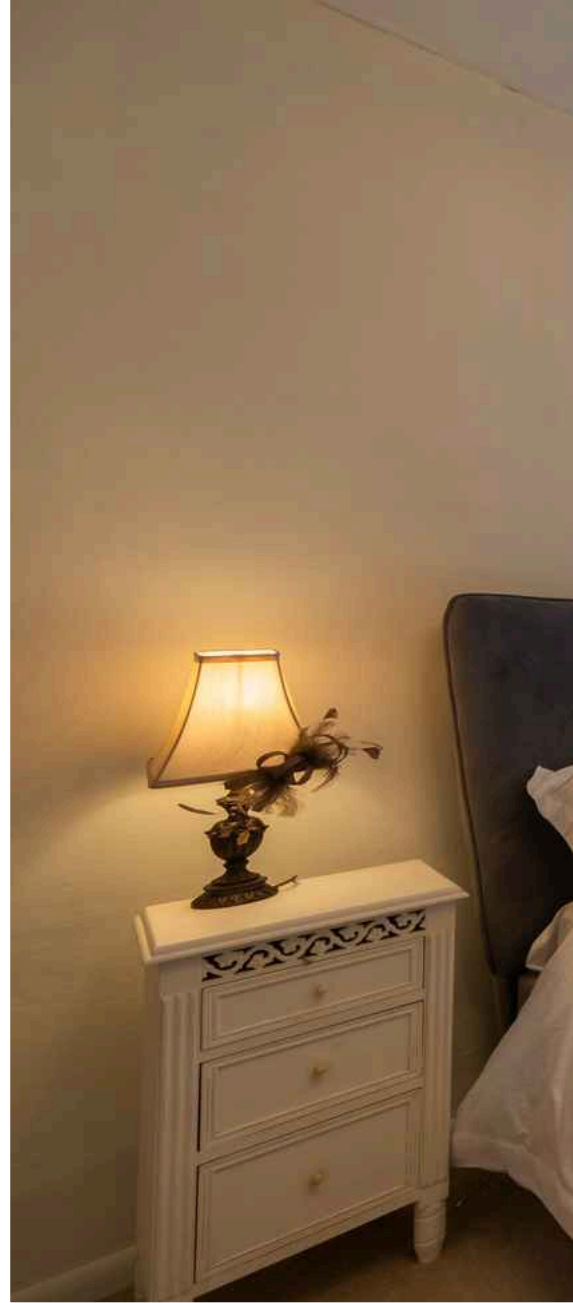














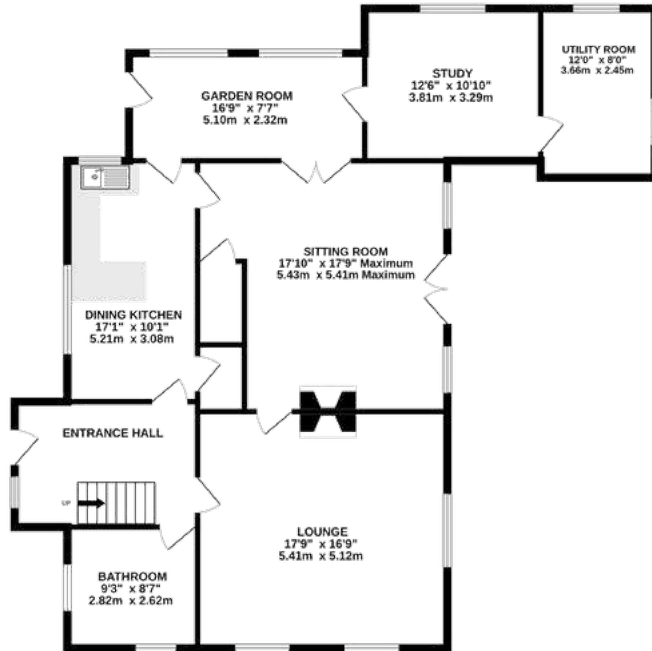




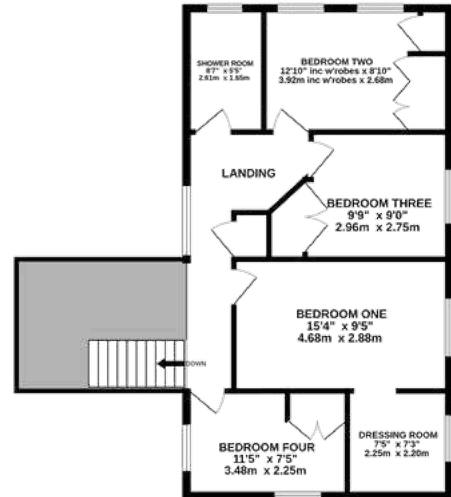




GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1958 sq.ft. (181.9 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester.

POSSESSION


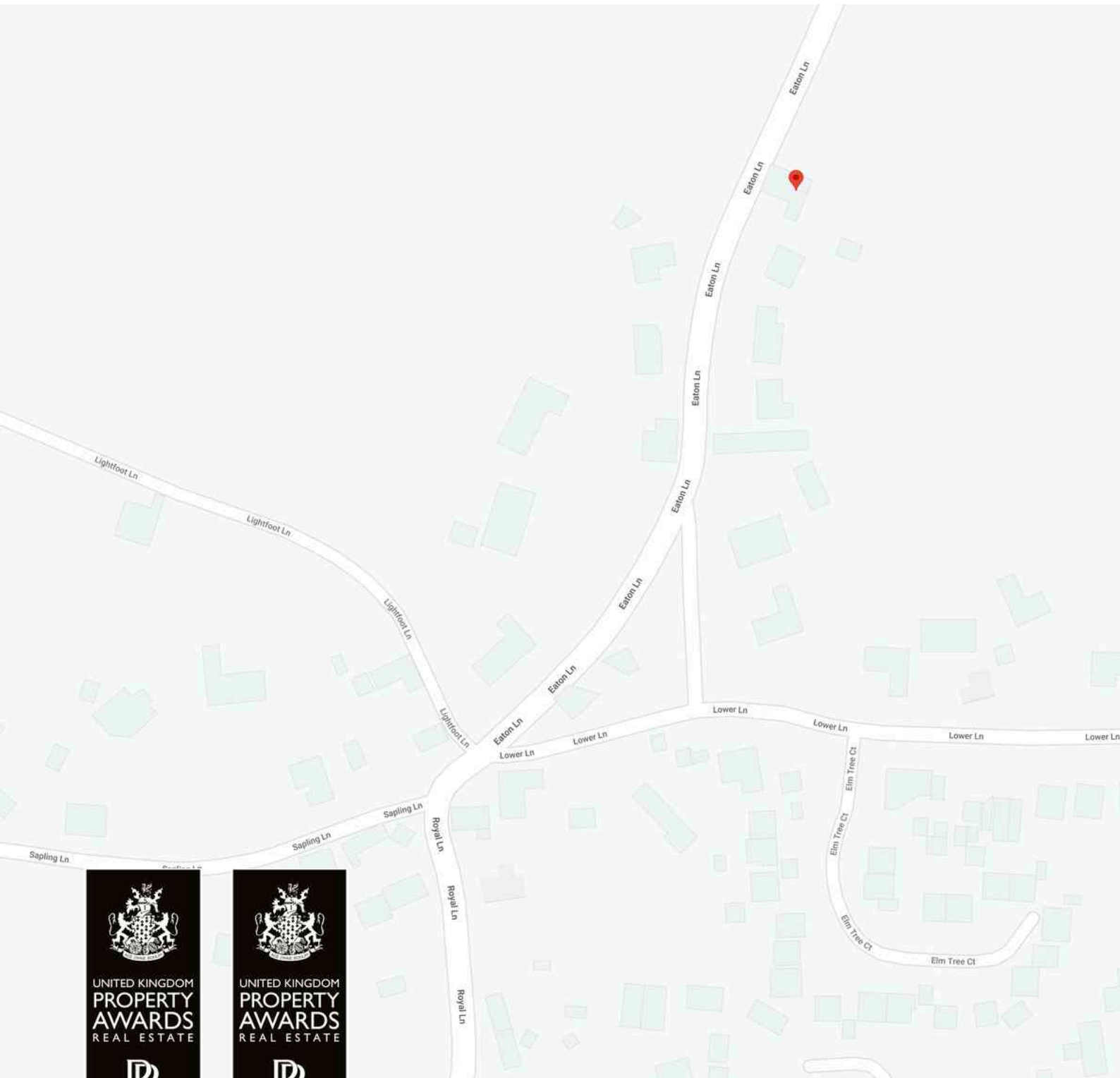
Vacant possession upon completion.

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.



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PROPERTY AWARDS
REAL ESTATE




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MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★


BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED 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



BEST
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AWARDS 2023

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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