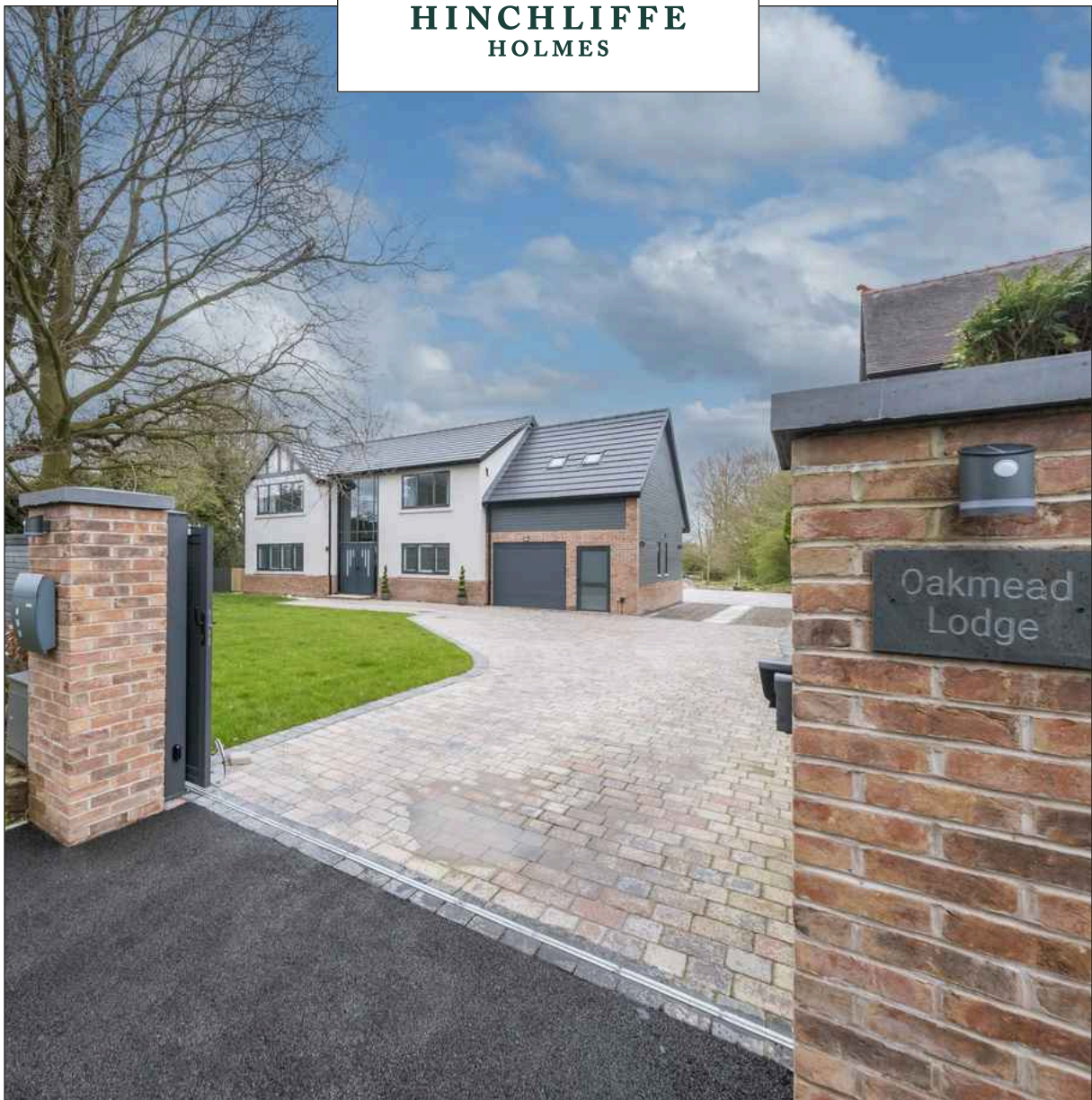


# OAKMEAD LODGE

Spurstow | CW6 9TD



**HINCHLIFFE  
HOLMES**



*Situated in a popular and most convenient sought-after location within close proximity to Bunbury village and its amenities, an outstanding, individually designed and immaculately presented BRAND NEW detached family home with superb flexible accommodation throughout. Set in approximately 2 acres of landscaped private gardens and paddock, electric gated entrance which opens onto the driveway providing extensive off-road parking that leads to the integral garage.*



**GROUND FLOOR**

Entrance Hall  
Sitting Room/Home Office  
Lounge  
Family Dining Kitchen  
Utility/Boot Room  
Separate WC

**FIRST FLOOR**

Landing  
Bedroom One – En-suite  
Bedroom Two – En-suite  
Bedroom Three  
Bedroom Four  
Family Bathroom  
Inner Landing  
Bedroom Five/Play Room/  
Gym/Study

**OUTSIDE**

Gardens  
Paddock  
Parking  
Integral Garage

# OAKMEAD HOUSE

Situated in a popular and most convenient sought-after location within close proximity to Bunbury village and its amenities, an outstanding, individually designed and immaculately presented BRAND NEW detached family home with superb flexible accommodation throughout. Set in approximately 2 acres of landscaped private gardens and paddock, electric gated entrance which opens onto the driveway providing extensive off-road parking that leads to the integral garage.

Spurstow is quiet semi-rural hamlet and lies close to the popular villages of Bunbury and Tarporley.

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

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 primary and secondary schools.

For wider amenities is the charming market town of Nantwich - set beside the River Weaver with a rich history, a wide range of speciality shops and 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45-minute drive of Spurstow. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 40mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.































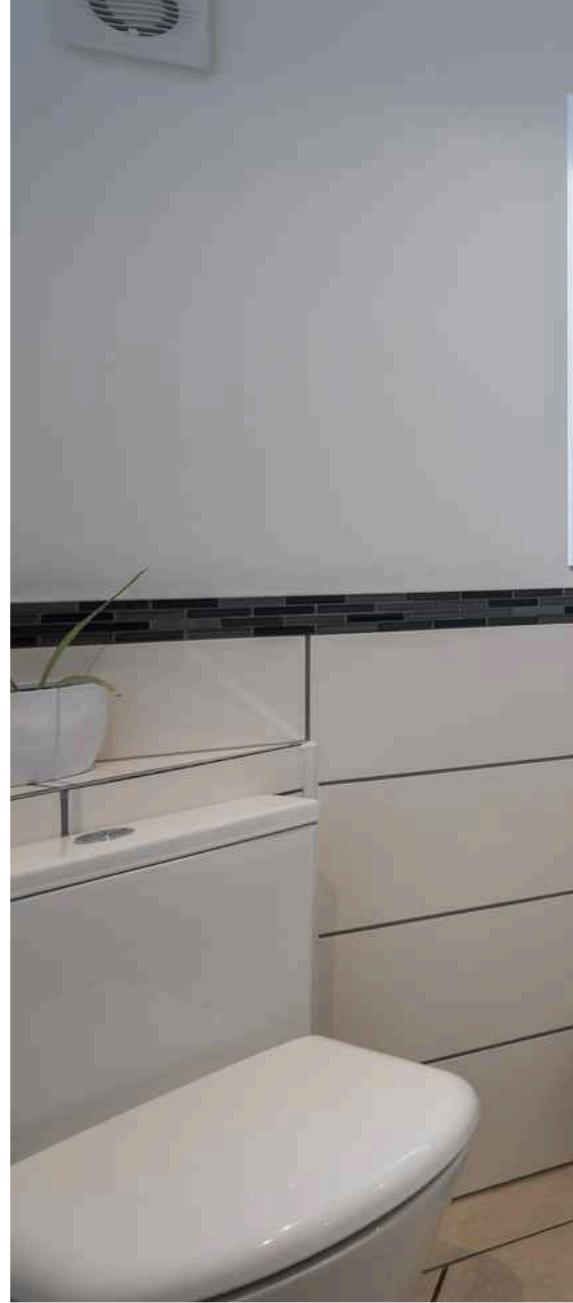


















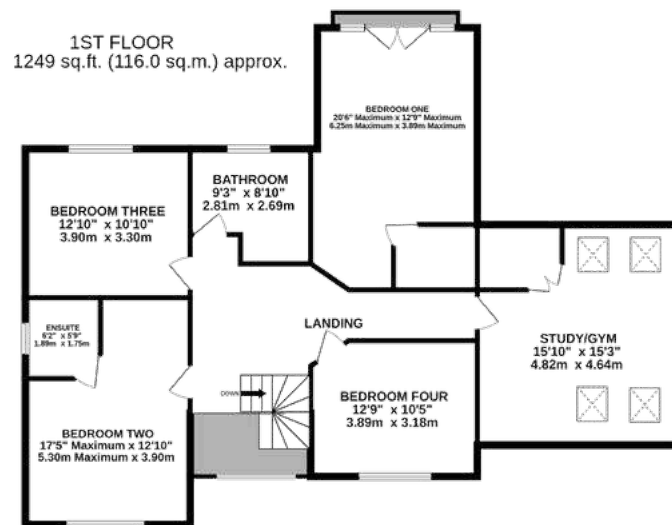
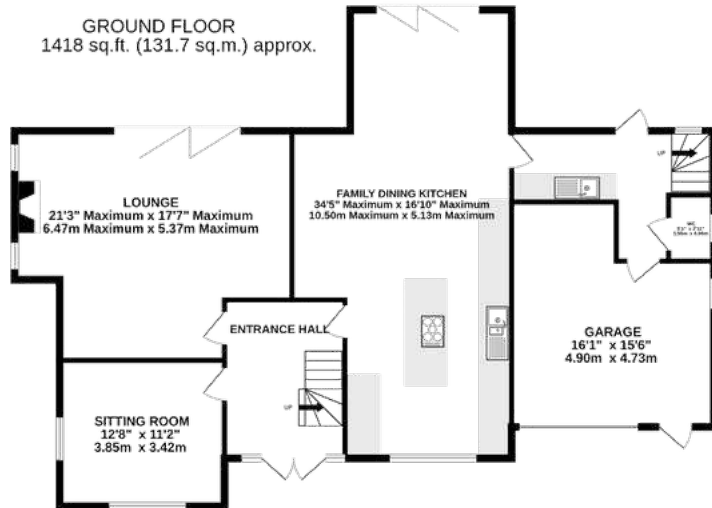












**TOTAL FLOOR AREA : 2666 sq.ft. (247.7 sq.m.) approx.**



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, ground source central heating and private drainage are connected.

**LOCAL AUTHORITY**

Cheshire East Council. Council Tax – Band G.

**POSSESSION**


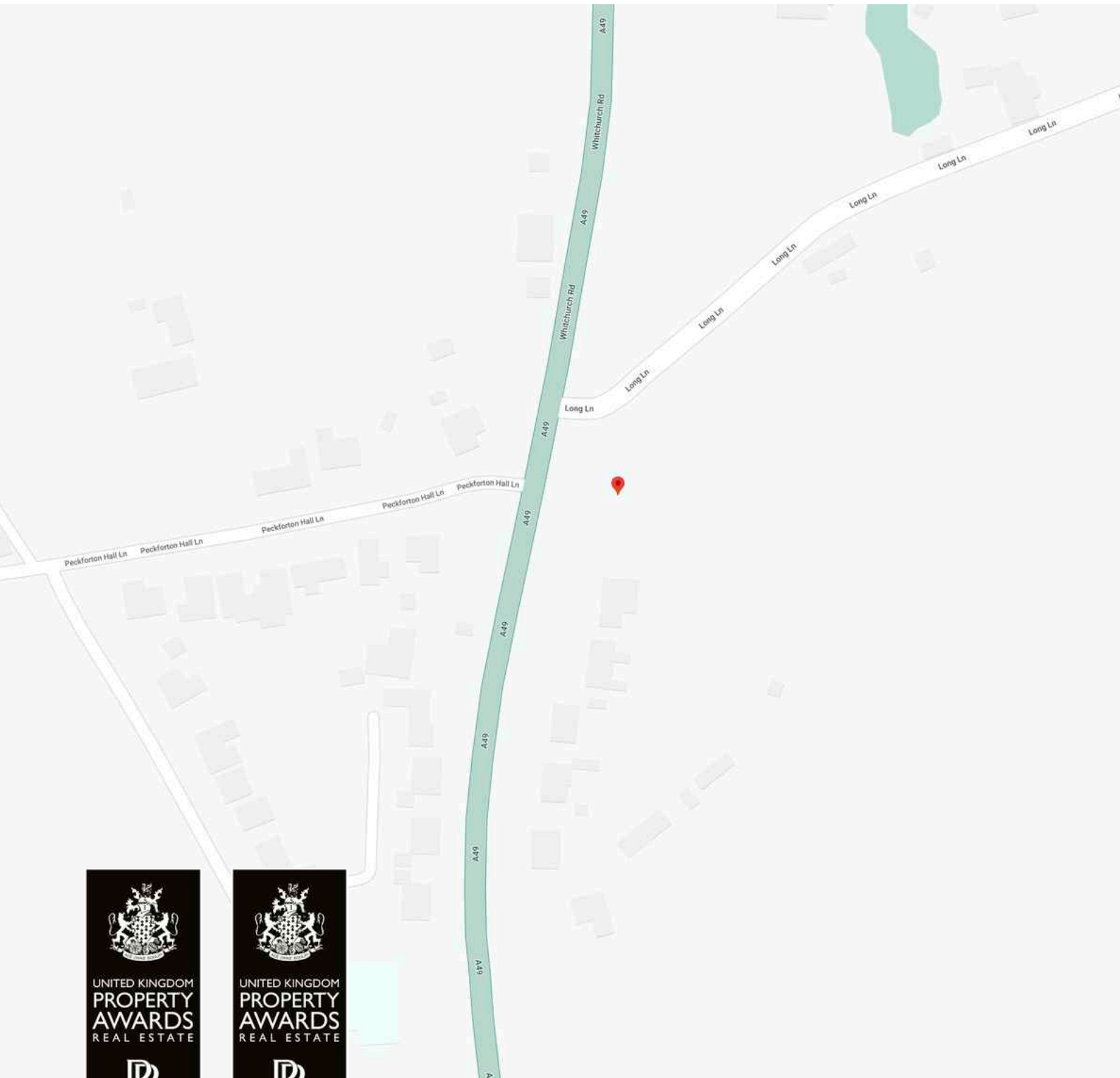
Vacant possession upon completion.

**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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REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD

★★★★★


BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
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CHESHIRE

Ben Hinchliffe

2022-2023



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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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