



Cuddington - Plot 69  
[www.eatonhomes.co.uk](http://www.eatonhomes.co.uk)

# THE OLD MARKET BEESTON

4  
BEDROOMS

1  
RECEPTIONS

2  
BATHROOMS



Eaton Homes, strive to provide the best in modern house building, and pride themselves in impeccable customer service.

In total, 84 units comprise a mix of two, three, four and five bedroom houses, as well as some one bedroom apartments.

There is lots of green space, including an outdoor playing area for use by residents and family members.

Eaton Homes are of the view that homes are much more than a roof with fixtures and fittings - the immediate surroundings, space, views and layout are all part of what makes the difference between a house and a home.

**46 Sandford Road  
Beeston  
Tarporley  
CW6 9ZA**



Beeston Castle

# THE OLD MARKET BEESTON

Beeston is situated in an enviable location amidst the rolling Cheshire Plains. Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west.

The close by village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, 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.

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.

# CUDDINGTON

The Cuddington is located in a quieter part of the desirable site on its own access road. The attractive Cuddington detached property offers spacious front and rear gardens, a single garage and four generous sized bedrooms.

The accommodation comprises of; a spacious Entrance Hall, Lounge with a bay window to the front elevation, storage cupboard, Cloakroom/WC, generous sized Utility Room with a door leading to the Integral Garage, an Open Plan Living Dining Kitchen with bi-fold doors to the rear garden and Velux windows.

The First Floor provides a Landing, storage cupboard, Master Bedroom with En-suite, three further Bedrooms and Family Bathroom.

Externally there are turfed gardens to the front and rear, and driveway parking leading to the Integral Garage.

Porcelanosa (Tiles)  
Duravit & Hansgrohe (Sanitaryware)  
Bosch & Lamona (Kitchen Appliances)  
Howdens Kitchens

*Upgrades are available*





Phase 3  
plots 32 - 53

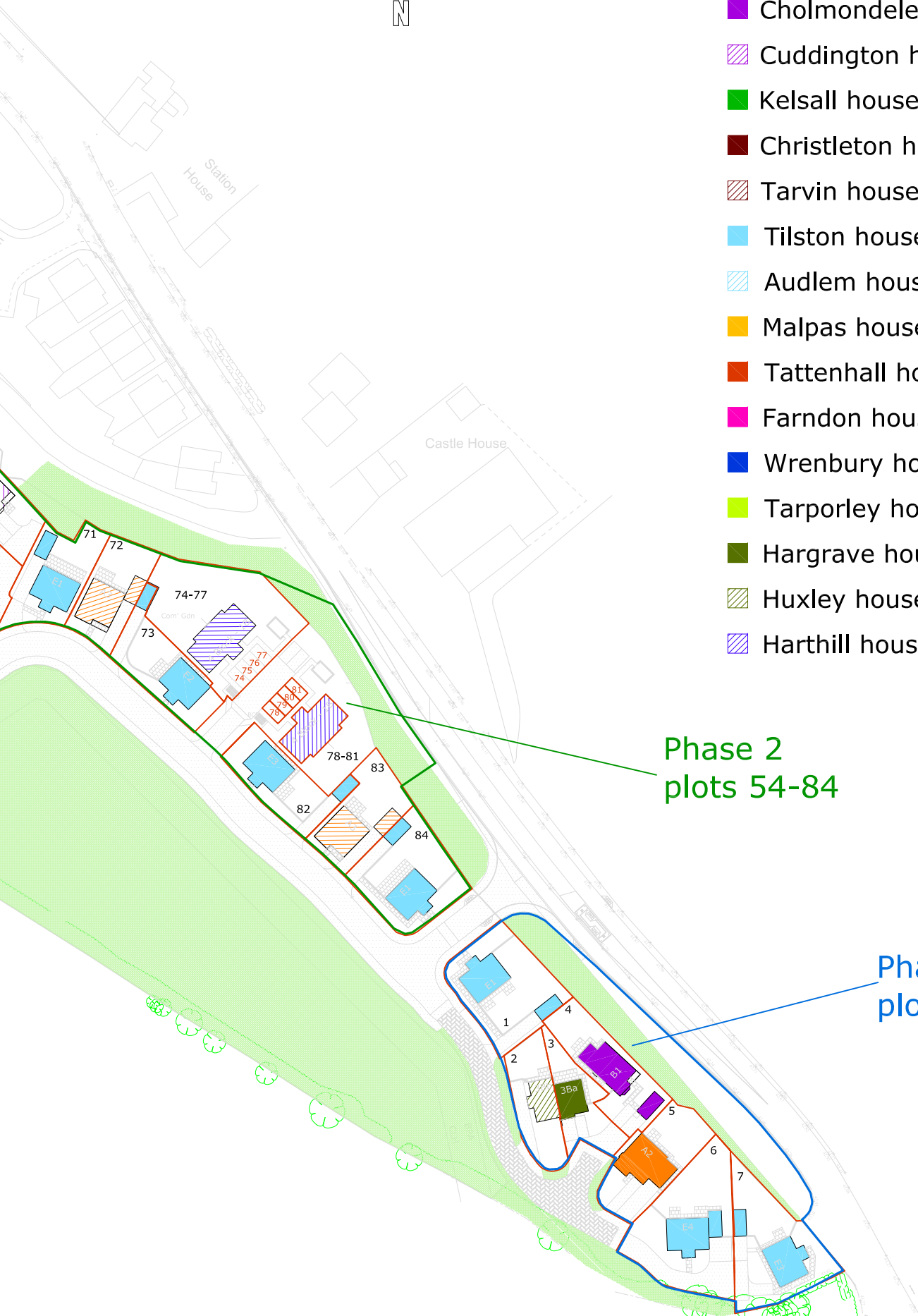
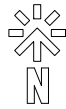
Phase 1b  
plots 17-31



Phase 1c  
plots 8-16

**KEY**

- Waverton house type
- ▨ Bunbury house type
- Cholmondeley house type
- ▨ Cuddington house type
- Kelsall house type
- Christleton house type
- ▨ Tarvin house type
- Tilston house types
- ▨ Audlem house type
- Malpas house type
- Tattenhall house type
- Farndon house type
- Wrenbury house types
- Tarporley house types
- Hargrave house type
- ▨ Huxley house type
- ▨ Harthill house type



Phase 2  
plots 54-84

Phase 1a  
plots 1-7



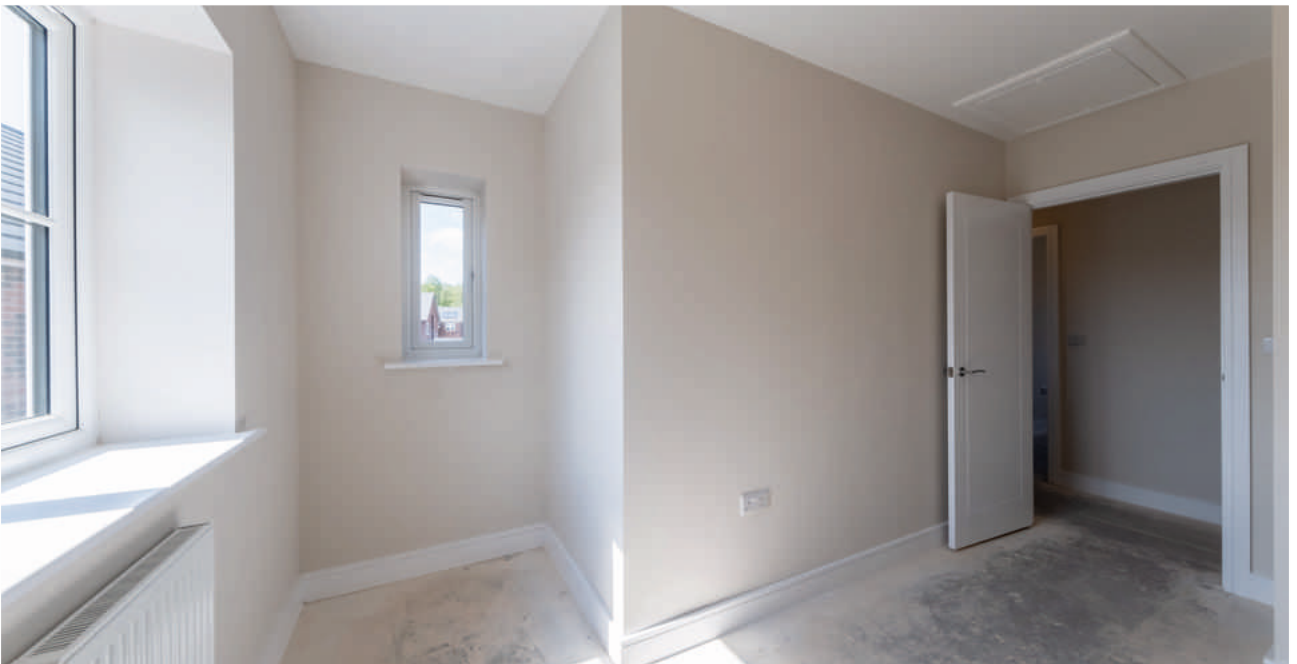






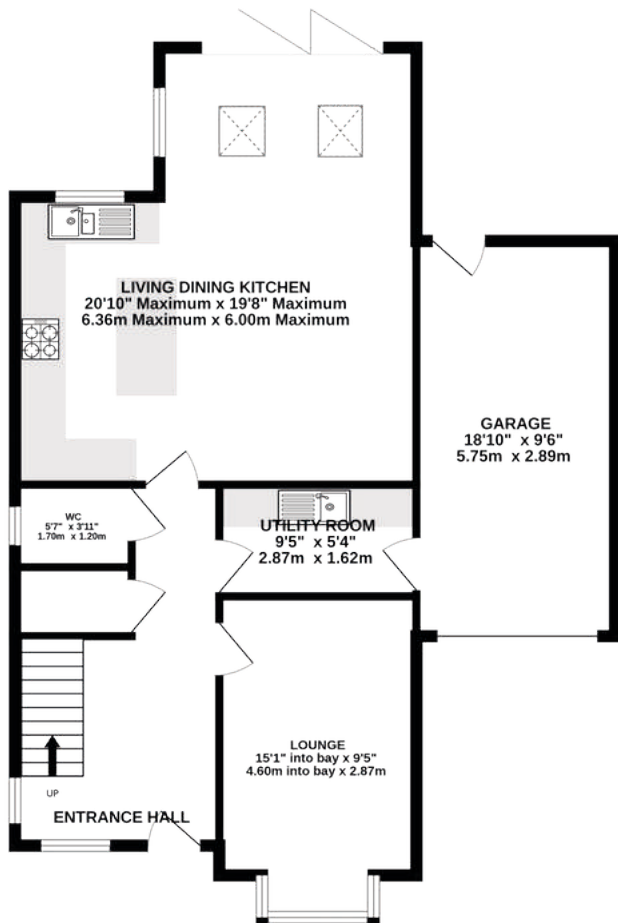






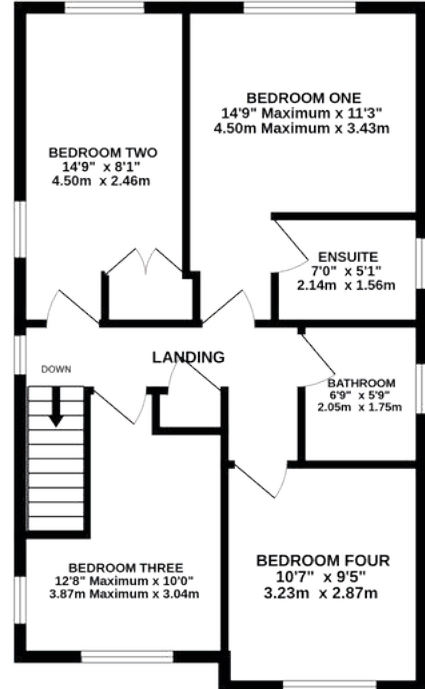


GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES**

- Mains water
- Electricity
- LPG central heating - The LPG is provided by a main tank on site that is automatically topped up, and each property is metred off this tank.
- Private drainage - Drainage is run through a treatment tank on site, which then runs into the River Gowy.

**MANAGEMENT CHARGE**

Cuddington £800 per annum

**LOCAL AUTHORITY**

Cheshire West And Chester Council.

**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.

**STRUCTURAL WARRANTIES**

BLP (Building LifePlans Ltd) 12 year warranty

**Reservation And Deposits**

There is a £3,000 non-refundable fee, subject to terms and conditions. Identification documentation will be required prior to any Memorandum Of Sales being sent confirming a purchase.



**IN PARTNERSHIP WITH**



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