



**HINCHLIFFE
HOLMES**



PENNCARROW HOUSE



GROUND FLOOR

Entrance Hall
Lounge
Open Plan:
 Breakfast Kitchen
 Dining Room
 Family/Sitting Room
Play-room/Study
Pantry
Boot Room
Utility Room
WC

FIRST FLOOR

Landing
Bedroom One
 En-suite
Bedroom Two
 En-suite
Bedroom Three
Jack and Jill En-suite
Bedroom Four

OUTSIDE

Integral Garage
Parking
Garden

PENCARROW HOUSE

9 Stretton Green | Stretton Hall Lane | Tilston Nr. Malpas | SY14 7JB

Positioned within a superb and quiet luxury development with wonderful undisturbed views across the Cheshire Countryside, an immaculately presented, remodelled, and fully upgraded detached family home with outstanding specifications and 3,600 sq.ft. of superb flexible accommodation. Beautifully landscaped private gardens with great entertainment space, driveway providing off road parking for several vehicles and integral garage.

The local area boasts a wealth of friendly country pubs and is rich in leisure facilities. Residents have private access to the Nicholas course directly from Stretton Green, this provides access to the walking, cycling and jogging paths around the estate.

Very close to the development, the charming villages of Tilston, with its attractive Grade II listed St. Mary's Church, and Farndon with its quaint high street, both offer local essentials and excellent pub fayre.

The working historical Stretton Water Mill is half a mile walk away from the property and one mile further is the delightful Carden Arms Public House.

Bickerton Hill National Trust is a 10-minute drive away where you are able to explore a 3-mile circular walk around Maiden Castle with beautiful

views across the Dee Valley to the Welsh hills.

Located 10 miles from Stretton Green, contained within its own ancient city walls, Chester, with its stunning cathedral, fascinating museum, open-air theatre and Roman heritage, is just waiting to be explored. The world-famous Chester Zoo or the superb racecourse, attract thousands of captivated visitors every year.

Chester boasts the oldest shop front in the country and the unique two-tier galleries "The Rows". Historic Watergate Street is full of chic independent stores, while the Grosvenor Shopping Centre hosts around 70 stores within a cosmopolitan covered mall. The nearby Cheshire Oaks Designer Outlet Village draws crowds from across the UK. But residents of Stretton Green are just as likely to visit Chester for its wide range of chic bistros and sophisticated restaurants, offering an outstanding array of temptations from every corner of the globe. Chester is also home to some of the most prestigious schools in the county, including the King's School, the Queen's School and Abbeygate College. Furthermore, Stretton is in the catchment area of the Ofsted 'OUTSTANDING' rated Bishop Heber Secondary School (within 4 miles).







CALL IT HOME

AMBER LEWIS

SHEA
MCGEE

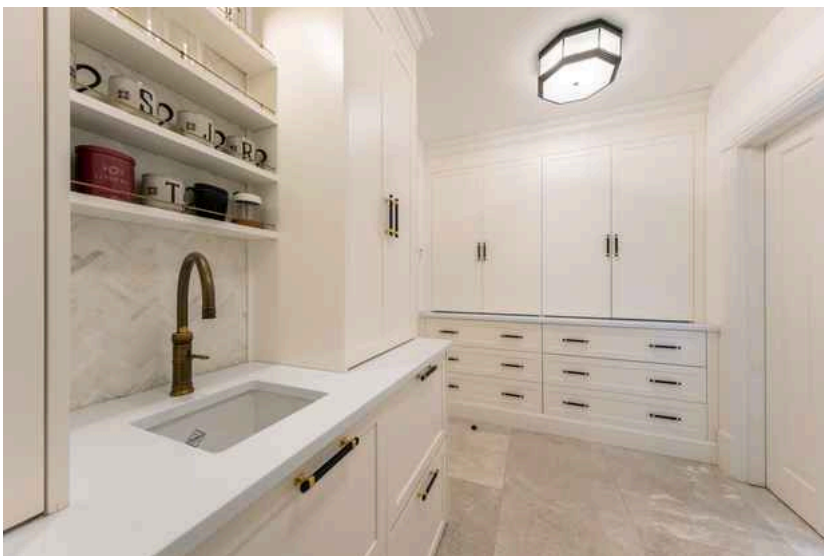
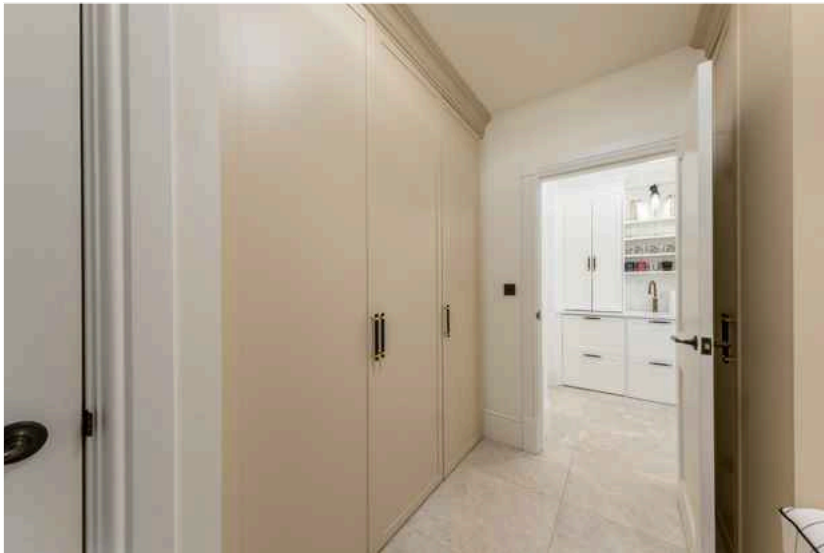
The Art of Home

CALDERONE

LIVE BEAUTIFUL

























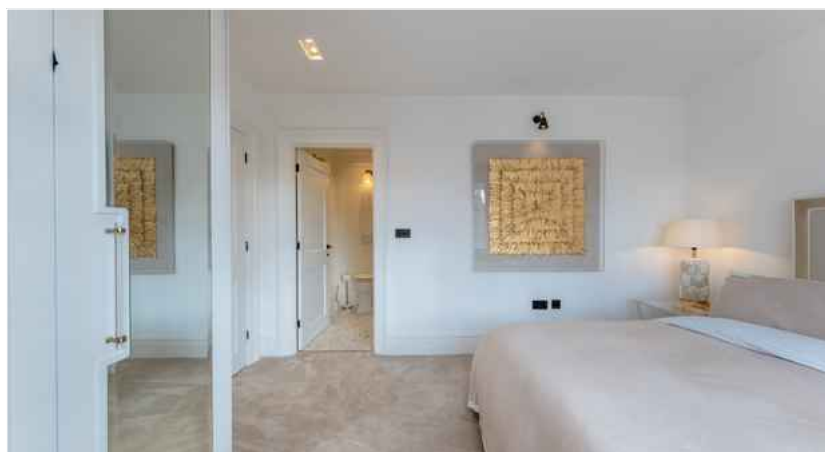














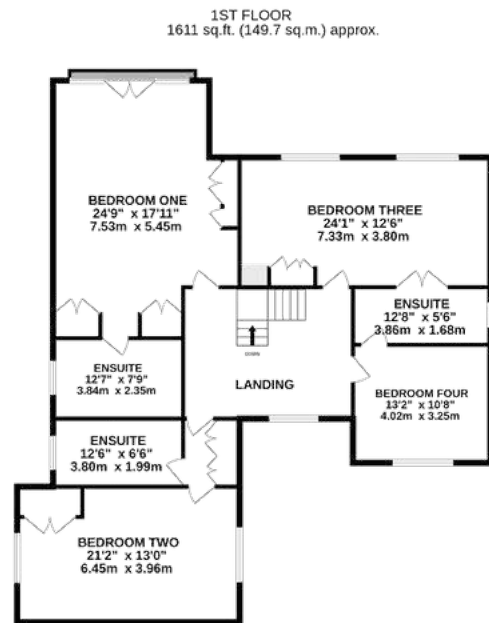
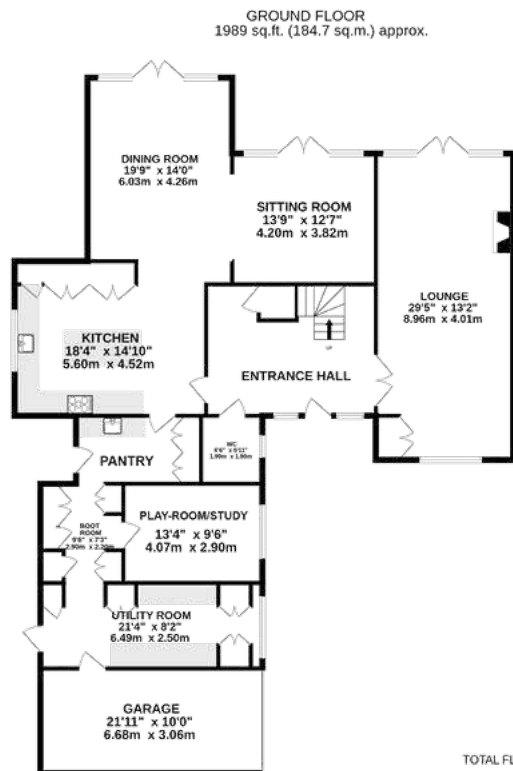












TOTAL FLOOR AREA: 3600 sq.ft. (334.4 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

Please note:- There is a Management Charge for the development.

SERVICES (NOT TESTED)

We believe that mains water, electricity, LPG central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band H.

POSSESSION


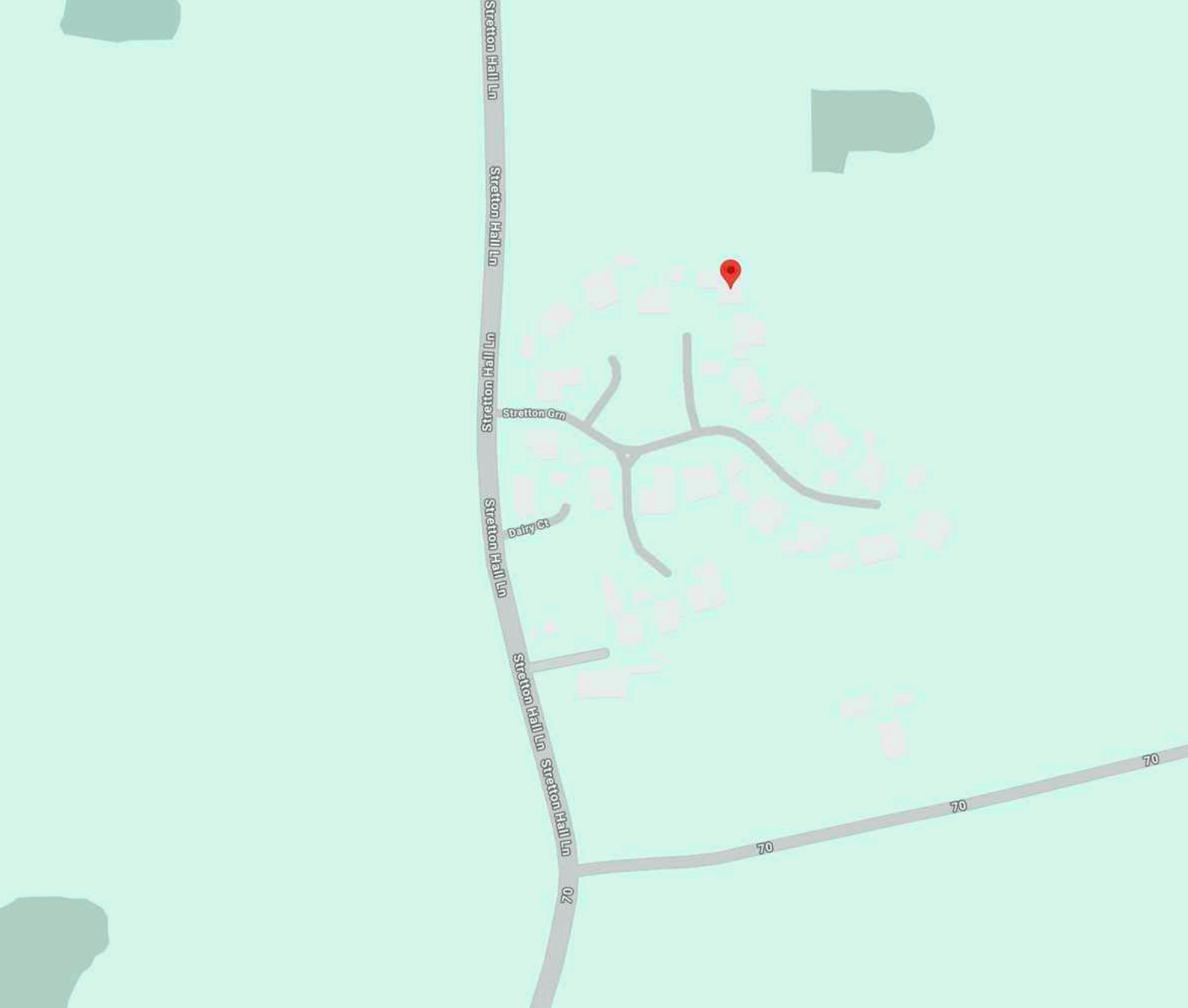
Vacant possession upon completion.

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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2021-2022




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CHESHIRE
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2022-2023



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2023-2024



The Negotiator
Awards 2022
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OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



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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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