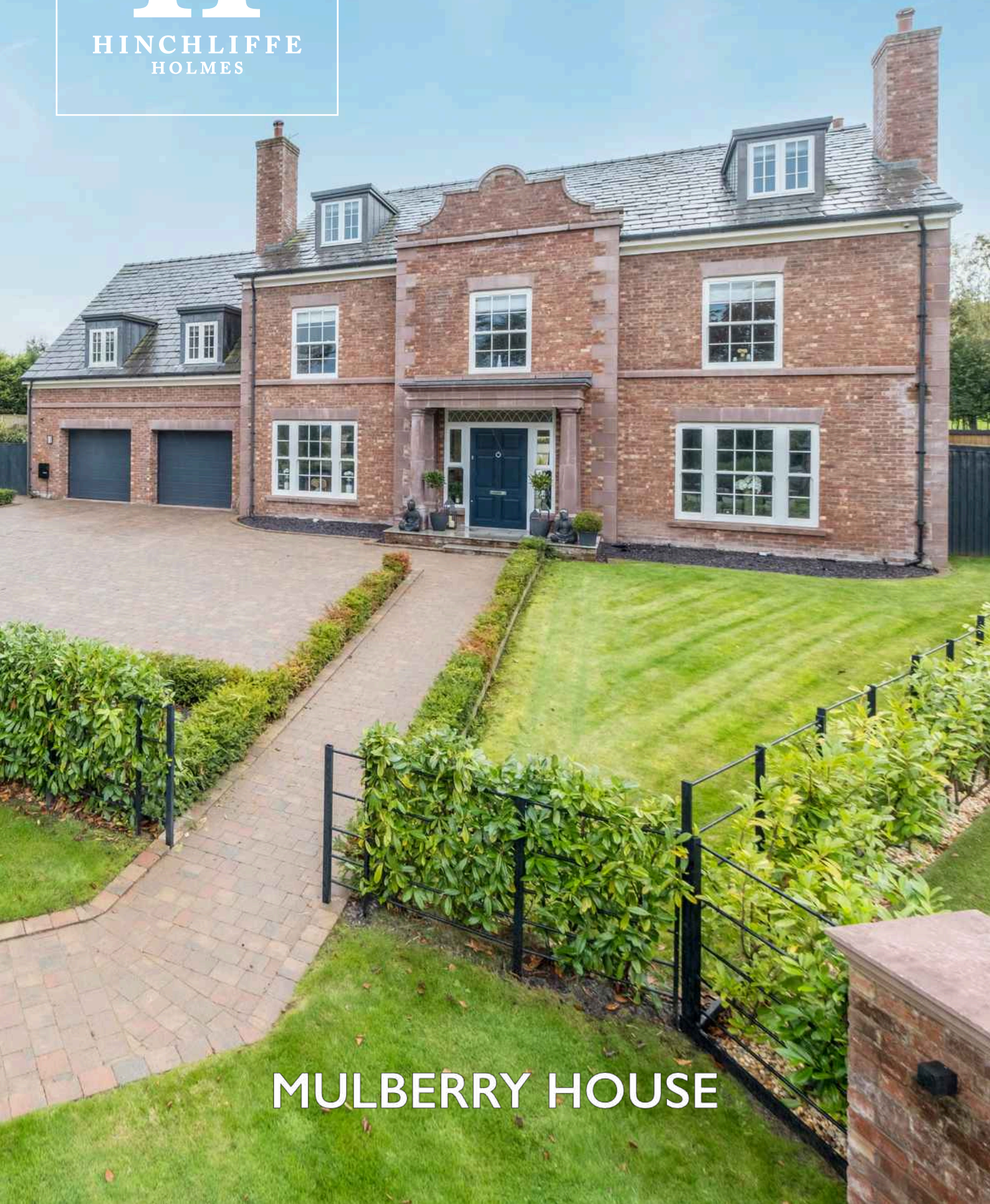




HINCHLIFFE  
HOLMES



MULBERRY HOUSE



**GROUND FLOOR**

Entrance Hall  
Lounge  
Sitting Room  
Family Dining Kitchen  
Pantry  
Utility-Boot Room  
WC

**FIRST FLOOR**

Landing  
Bedroom One  
    En-suite  
    Dressing Room  
Bedroom Two  
    En-suite  
    Dressing Room  
Bedroom Three  
    En-suite  
Games Room

**SECOND FLOOR**

Bedroom Four  
    En-suite  
    Dressing Room  
Bedroom Five  
    En-suite  
    Dressing Room

**OUTSIDE**

Parking  
Integral Double Garage  
Gardens

# MULBERRY HOUSE

Eaton Green | Eaton Lane | Eaton | CW6 9YN

Positioned on an executive gated development in a most sought after, quiet, and peaceful location with beautiful undisturbed views across the Cheshire Plain, an outstanding Georgian style detached family residence with superb bespoke specifications, design, and superior accommodation in excess of 6,300 sq.ft.. Set in over 0.4 acres of south-west facing landscaped private gardens with excellent outside entertainment space, driveway providing extensive off-road parking and integral double garage.

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.

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.



























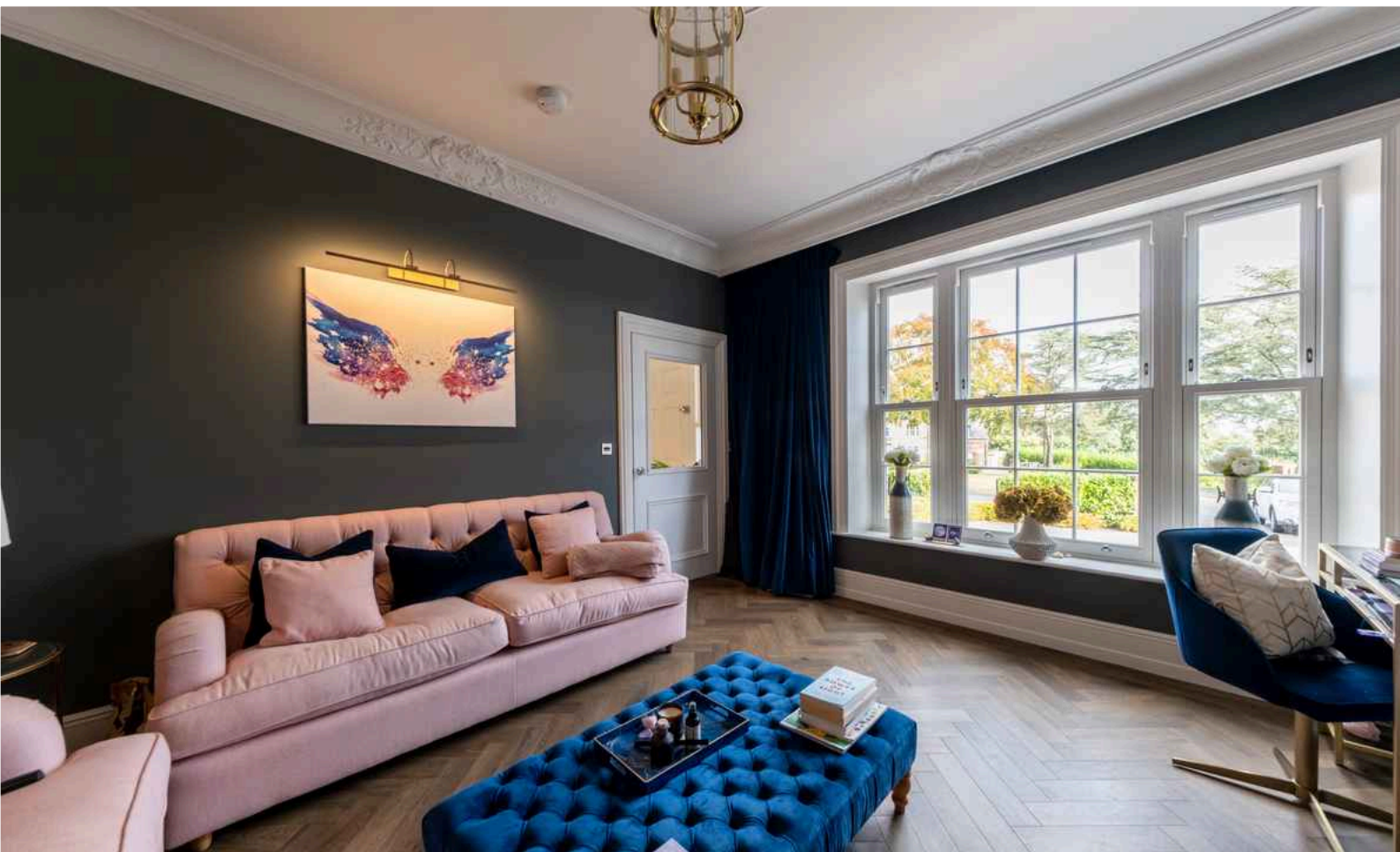
















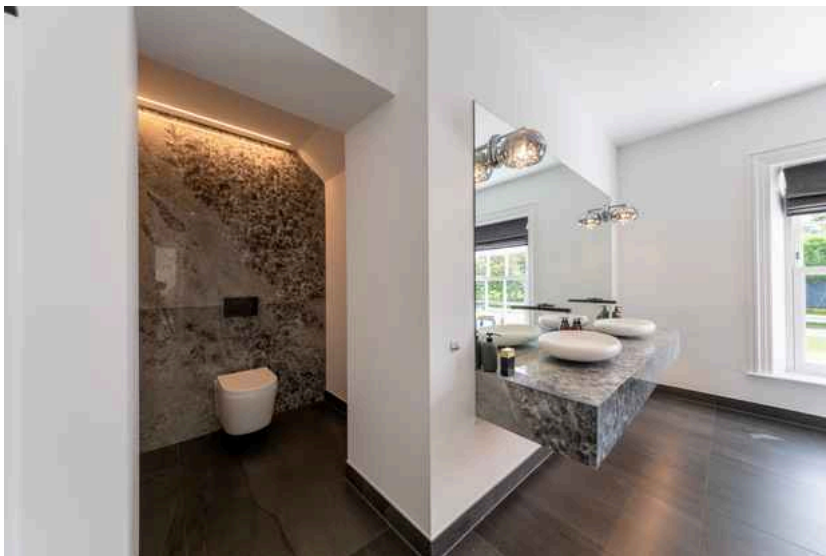




































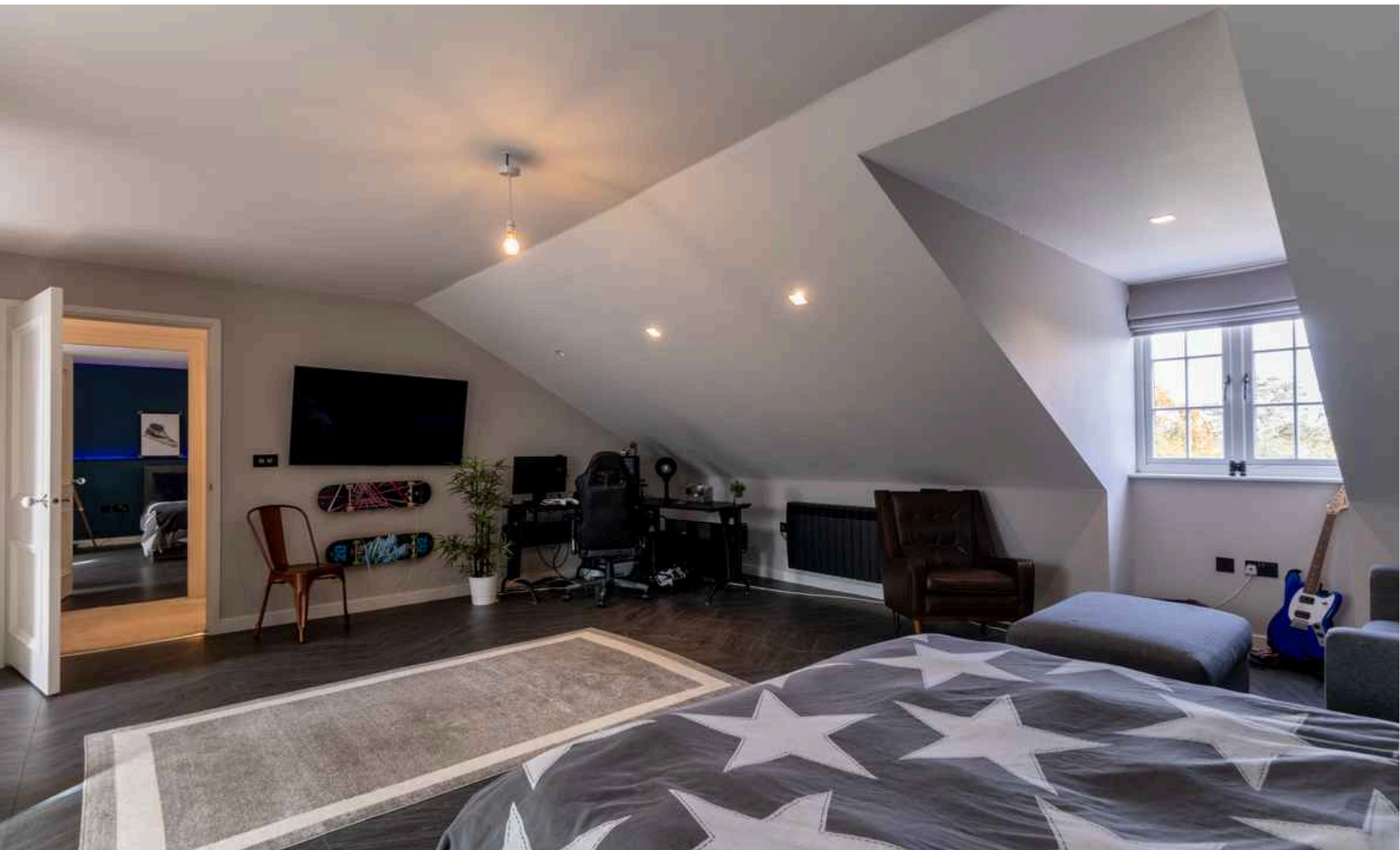






















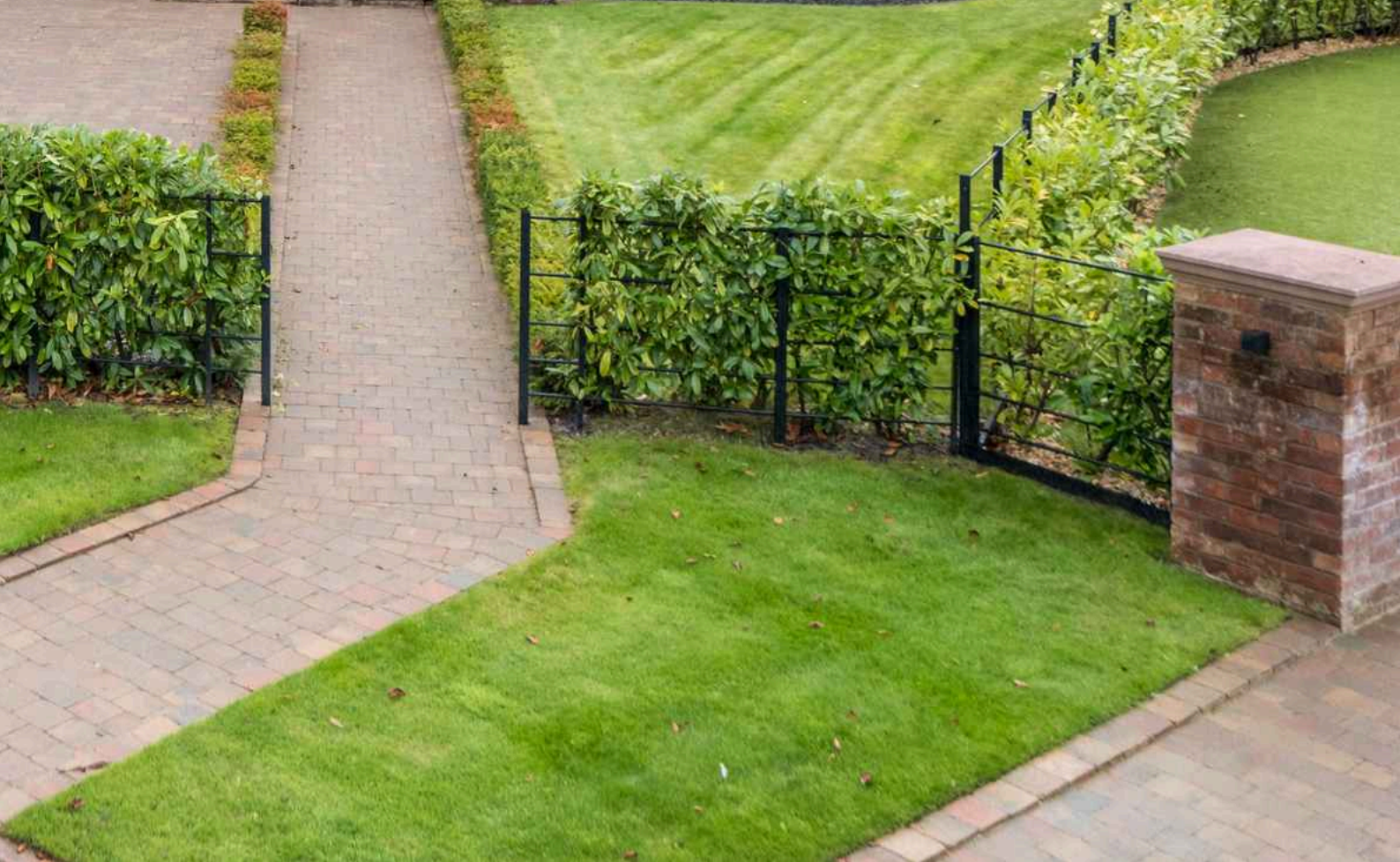




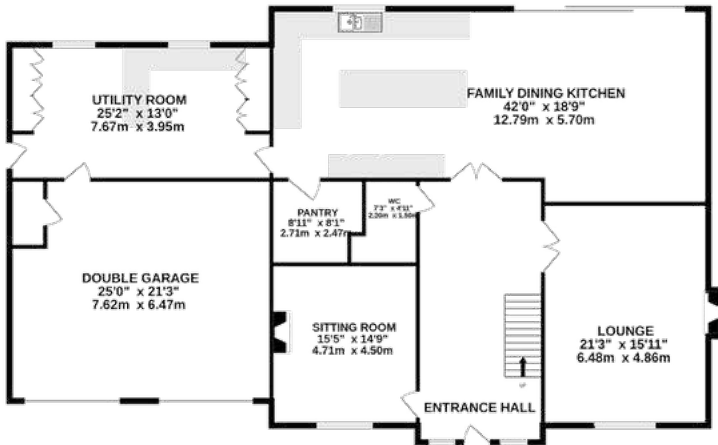




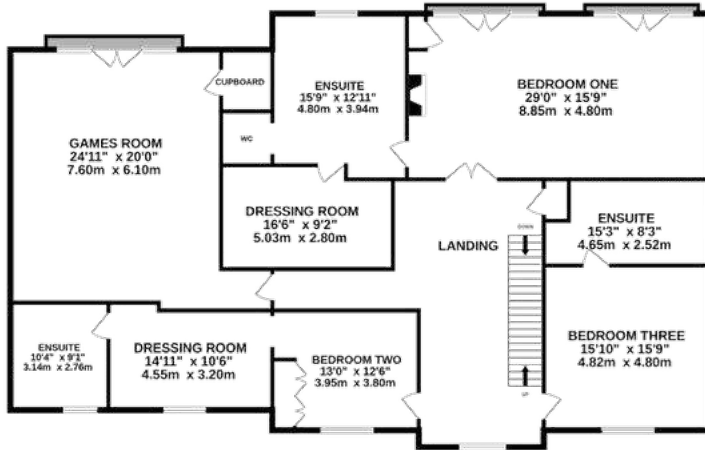
Mulberry House



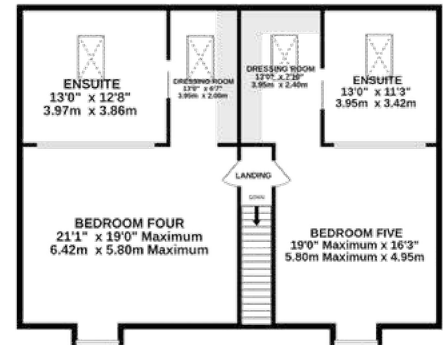
GROUND FLOOR  
2551 sq.ft. (237.0 sq.m.) approx.



1ST FLOOR  
2561 sq.ft. (237.9 sq.m.) approx.



2ND FLOOR  
1247 sq.ft. (115.9 sq.m.) approx.



TOTAL FLOOR AREA : 6359 sq.ft. (590.7 sq.m.) approx.

#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

There is a Management Company run by the residents which is responsible for the maintenance of the development - Further information can be provided on request.

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band H.

#### POSSESSION

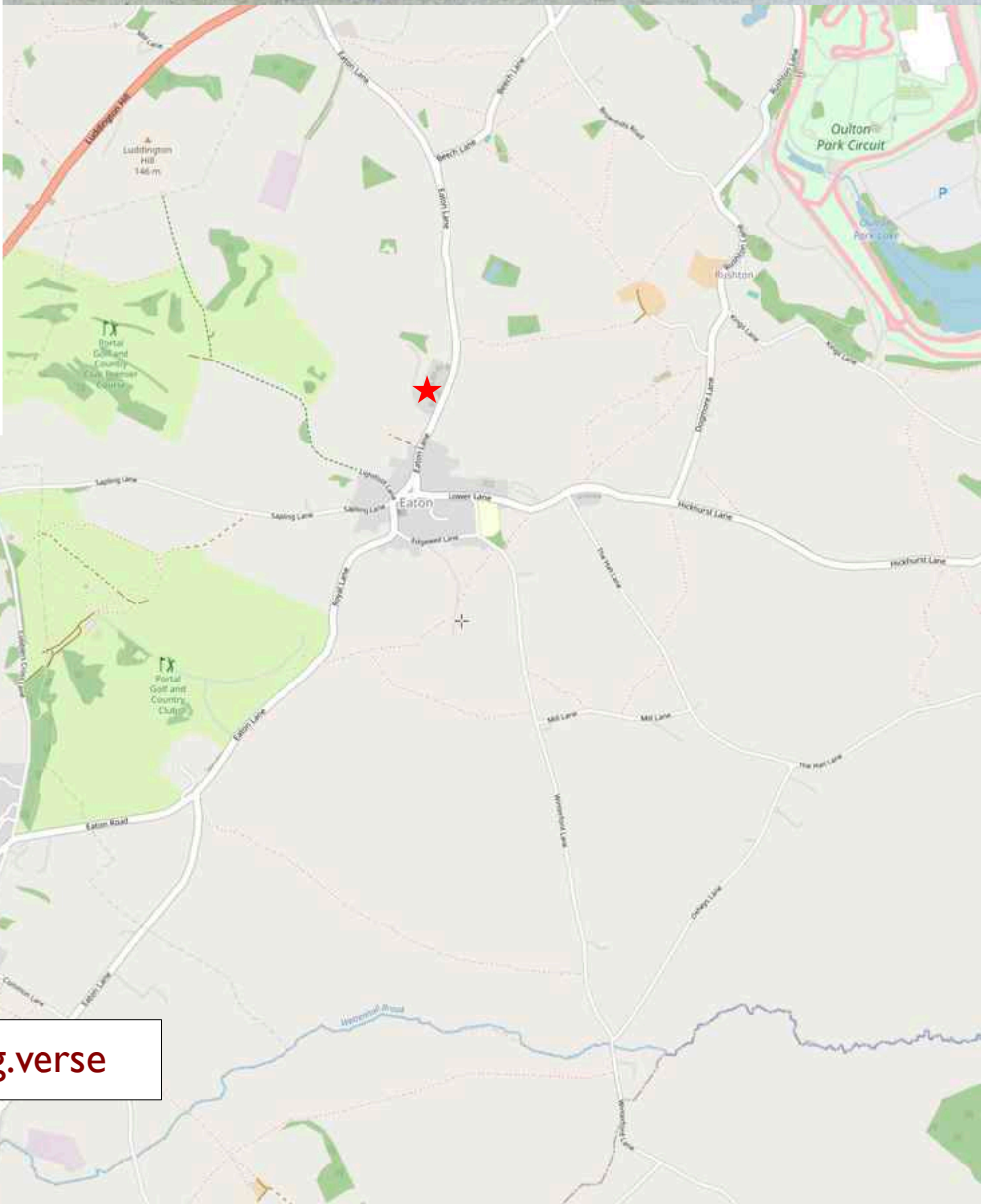
Vacant possession upon completion.

#### 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.



what3words: path.swatting.verse



**HINCHLIFFE**  
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## EXCLUSIVE LISTINGS

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.

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.

## 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.

## 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.

## 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.

## PROPERTY MANAGEMENT


With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged


**£600 MILLION**  
worth of property sold

on average  
**99.1%**  
of asking price  
achieved

**OVER 7,000 OFFERS**




UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hincliffe Holmes

2021-2022




UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
CHESHIRE  
Ben Hincliffe

2022-2023



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes

2023-2024



The **Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)