



HINCHLIFFE  
HOLMES



WILD ACRE





#### **GROUND FLOOR**

Porch | Entrance Hall | Lounge | Living Room | Dining Room  
Breakfast Kitchen | Sitting Room | WC

#### **FIRST FLOOR**

Landing | Bedroom One - En-suite | Bedroom Two | Bedroom Three  
Bedroom Four | Bedroom Five | Bathroom

#### **OUTSIDE**

Parking | Garages | Store | Gardens

# WILD ACRE

Rosslyn Lane | Cuddington | CW8 2JZ

Situated in a sought-after quiet, secluded central village location and positioned on a popular no-through road, an immaculately presented, modernised, and extended detached family home with superb flexible accommodation throughout.

The property is set in approximately 2.25 acres of beautifully landscaped private south-west facing gardens, orchard, and paddock. The electric gated entrance opens onto the driveway with turning circle providing extensive off-road parking and leads to the detached garages and garden store.

Cuddington, along with its neighbouring village of Sandiway both offer a range of local facilities including

primary schools, a range of shops, wine store, a well-attended parish church, post office, doctors surgery and library. Leisure facilities include tennis courts and a bowling green and for golfing enthusiasts, courses can be found on Delamere, Sandiway and Whitegate.

The area offers pleasant country walks along the Whitegate Way and Delamere Forest is easily accessible.

The location is favoured by those commuting to Chester, Manchester, Warrington and Liverpool with access via the A556 and the A49. Alternatively, there are rail connections at Cuddington on the Manchester line and at Hartford on the Liverpool to Crewe line



















































































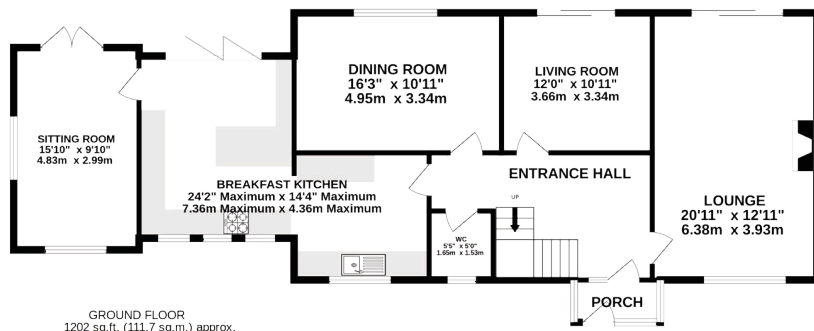




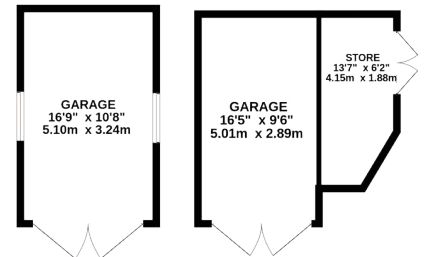
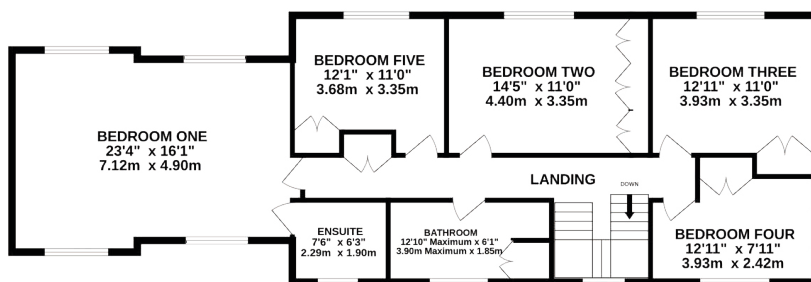








**1ST FLOOR**  
1185 sq.ft. (110.1 sq.m.) approx.



**OUTBUILDINGS**  
412 sq.ft. (38.3 sq.m.) approx.

**TOTAL FLOOR AREA :**  
2800 sq.ft. (260.1 sq.m.) approx.

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire West And Chester. 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:

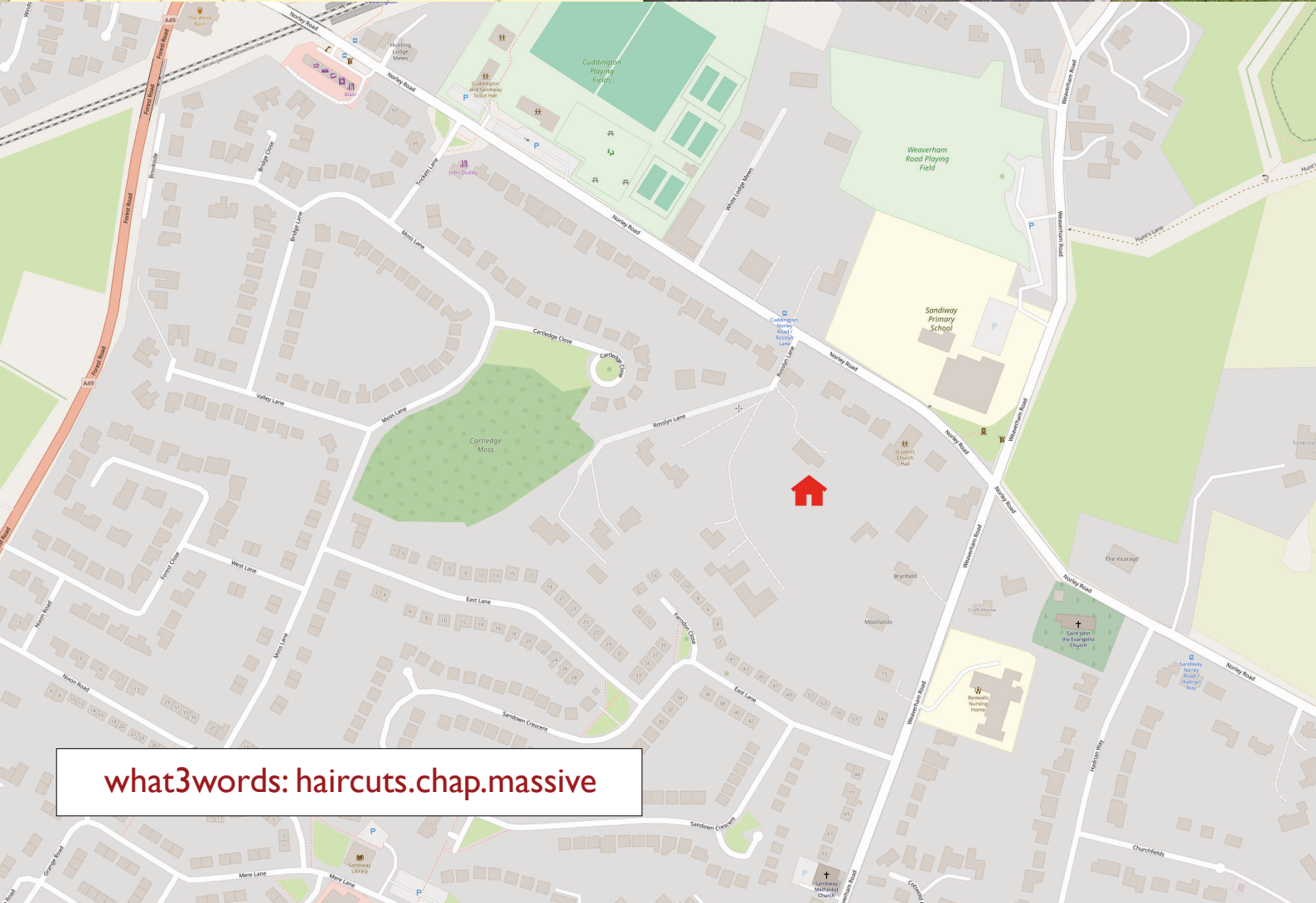
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.





what3words: haircuts.chap.massive





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

★★★★★

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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2022-2023



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Hinchliffe Holmes

2023-2024



The **Negotiator**  
*Awards 2022*

REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
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AWARDS 2023

**WINNER**  
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AWARDED FOR  
MARKETING | SERVICE | RESULTS







**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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