



Helping *you* move



## Fieldside Cottage, Cholmondeley Road, Hampton, Malpas, Cheshire, SY14 8JW

Offers in the Region of  
**£445,000**

A charming three bedroom detached cottage, set on a generous plot in a peaceful rural location with fabulous countryside views.

# Fieldside Cottage, Cholmondeley Road, Hampton, SY14 8JW

## Overview

- Charming Three Bedroom Cottage
- Peaceful Rural Location
- Generous Plot with Large Gardens
- Ample Parking Space for several vehicles
- Cosy Sitting Room with log burner
- Within a short drive of Malpas Village
- Bright and Airy Conservatory
- Kitchen/Breakfast Room
- EPC F
- Council Tax Band D



## Brief Description

Nestled in a serene rural setting, this delightful three bedroom detached cottage offers wonderful countryside views and is within a short drive of the bustling South Cheshire village of Malpas which has an excellent range of daily amenities including shops, cafes, dental surgery and two highly regarded schools. It is perfect for those seeking a peaceful lifestyle in a stunning rural setting. The property occupies a generous plot with attractive gardens and ample parking space for several vehicles. The good size accommodation includes a welcoming Entrance Hall, cosy Sitting Room with exposed beams and a feature fireplace with log burner, perfect for those chilly evenings. The country style Kitchen/Breakfast Room is well equipped and there is a spacious Dining Room, ideal for family gatherings and entertaining guests. A bright and airy conservatory provides an ideal space to relax and there is also a convenient Wet Room on the ground floor. The first floor boasts three comfortable and well-proportioned bedrooms and a Family Shower Room completes the accommodation. Outside, the substantial, well-maintained gardens offer a tranquil retreat with plenty of space for outdoor activities and gardening enthusiasts.

## Location

The property is located in Hampton which is situated close to the bustling village of Malpas in South West Cheshire. Malpas enjoys the benefits of two highly regarded schools, restaurants and pubs, and a selection of shops. Whitchurch is around 6 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 22 miles approximately.



# Your Local Property Experts

01948 667272



## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

Council Tax Band D. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

## SERVICES

We are advised that mains electricity and water are available. Oil central heating. Drainage via shared septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



## VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## DIRECTIONS

Take the A41 out of Whitchurch towards Chester, continue on for approximately 6 miles, at the cross roads turn right into Cholmondeley Road and the property will be found a short distance on the left hand side.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## ENERGY PERFORMANCE

EPC F. The full energy performance certificate (EPC) is available for this property upon request.

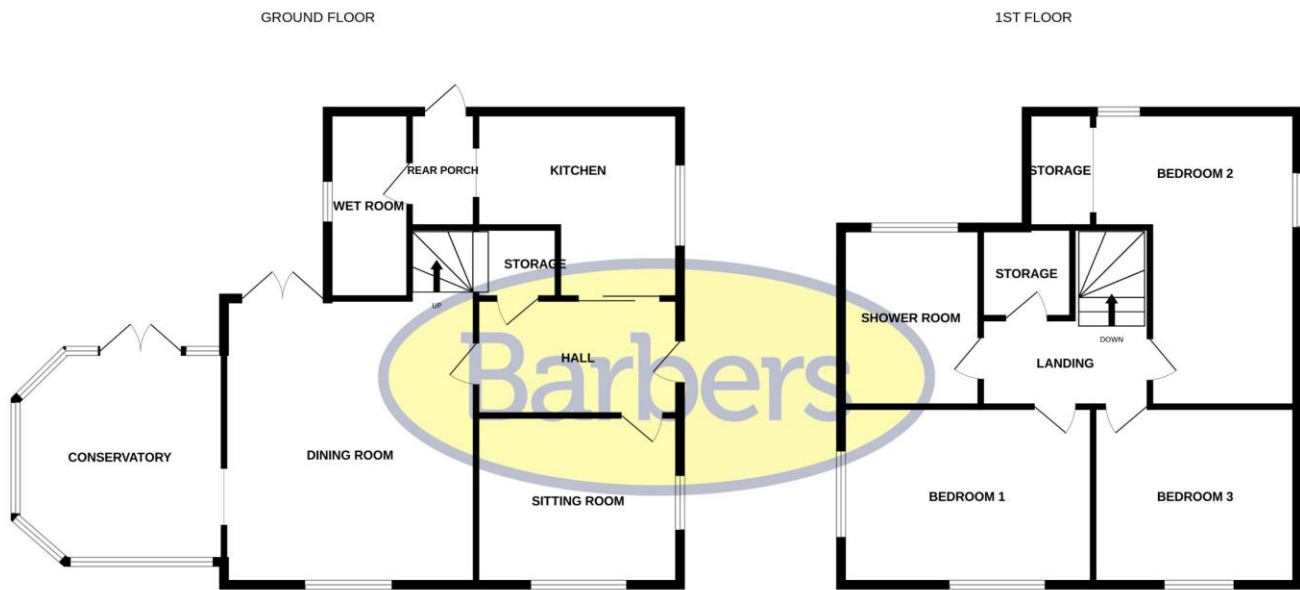
## METHOD OF SALE

For Sale by Private Treaty.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**SITTING ROOM**

12' 5" x 10' 2" (3.78m x 3.1m)

**DINING ROOM**

17' 4" x 13' 8" (5.28m x 4.17m)

**KITCHEN/BREAKFAST ROOM**

12' 2" x 11' 5" (3.71m x 3.48m)

**WET ROOM**

6' 9" x 3' 5" (2.06m x 1.04m)

**CONSERVATORY**

12' 8" x 10' 8" (3.86m x 3.25m)

**BEDROOM ONE**

13' 8" x 11' 2" (4.17m x 3.4m)

**BEDROOM TWO**

15' 5" x 12' 1" (4.7m x 3.68m)

**BEDROOM THREE**

12' 5" x 10' 2" (3.78m x 3.1m)

**SHOWER ROOM**

7' 2" x 5' 9" (2.18m x 1.75m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.