



1 The Hamptons, Chester Road, Nomans Heath, SY14 8DZ

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Offers In Region Of £610,000



Offered for sale with NO UPWARD CHAIN- A substantial six bedroom, four bathroom detached family home with driveway, double garage and low maintenance garden, situated on a select development in the popular village of Nomans Heath.

- **Substantial Detached House**
- **Six Double Bedrooms**
- **Quiet Village Location**
- **Superb open plan Kitchen/Dining/Family Room**
- **Three En Suites and Family Bathroom**
- **Low Maintenance Paved Garden**
- **Off Road Parking and Double Garage**
- **EPC TBC, Council Tax Band G**



This substantial six-bedroom, four-bathroom detached property with no upward chain, presents an outstanding opportunity for buyers seeking a large, versatile family home in a quiet residential setting in the ever-popular village of Nomans Heath. Equipped with an advanced air source heating system, the home enjoys efficient and sustainable heating throughout and underfloor heating installed on both the ground and first floors provides consistent, comfortable warmth, enhancing the living environment all year round. On the ground floor is a large, open-plan kitchen/diner, featuring all integrated appliances and a large island providing ample countertop space, with elegant French doors that open directly onto the garden, seamlessly blending indoor and outdoor living. A comfortable lounge provides a cosy retreat, making it the perfect spot to relax and unwind. A dedicated study offers a quiet, private space ideal for working from home or reading and conveniently positioned on this level is a cloakroom, ideal for guests. The first floor of this stylish home features four well-proportioned bedrooms, two en suites and a contemporary family bathroom. The master bedroom is a luxurious retreat, complete with a spacious dressing area and a sleek en-suite bathroom, creating a private sanctuary for relaxation. On the second floor, you'll find two generously sized, light-filled bedrooms connected by a stylish Jack and Jill bathroom. One bedroom enjoys natural light through elegant French doors that open onto a charming Juliet balcony, while the other is beautifully brightened by four Velux windows. Outside, there is a large paved patio area with two electric awnings, providing the ideal space to relax. Off road parking and a double garage to the rear provide ample parking space for several vehicles.



LOCATION

Nomansheath, which has a local shop, is situated approximately 1.5 miles from Malpas where a comprehensive range of day to day amenities are available including two highly regarded schools, one of which being the renowned Bishop Heber High School. There are also a variety of shops and restaurants, doctors and dentist surgeries. The North Shropshire market town of Whitchurch is about 6 miles. Chester, Wrexham, Crewe and Nantwich are all within about 18 miles and access to the M53 and M56 is readily available.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

MANAGEMENT COMPANY

We are advised by the vendors that there is management company set up and the service charge is currently £600 per annum to cover maintenance of the shared sewerage treatment plant. This will be confirmed by the solicitors during Pre-Contract enquiries.

SERVICES

We are advised that mains electricity and water are available. Air source heating. Private drainage via shared sewerage treatment plant which is located within the grounds of this property. 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/>

DIRECTIONS

From Whitchurch proceed on the A41 to Chester, upon reaching Nomansheath bear right at the roundabout past Cross O'The Hill Road, continue on past The Wheatsheaf Inn and the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

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

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.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

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) per buyer, 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, directly to Movebutler, and is non-refundable.

WH3812611625



STUDY
10' 5" x 7' 2" (3.18m x 2.18m)

MASTER BEDROOM
18' 8" x 18' 4" (5.69m x 5.59m)

ENSUITE
8' 1" x 4' 3" (2.46m x 1.3m)

BEDROOM 5
24' 6" x 12' 7" (7.47m x 3.84m)

LOUNGE
14' 1" x 11' 2" (4.29m x 3.4m)

DRESSING AREA
10' 3" x 9' 1" (3.12m x 2.77m)

BEDROOM 3
11' x 12' 7" (3.35m x 3.84m)

BEDROOM 6
17' 7" x 10' 6" (5.36m x 3.2m)

KITCHEN/DINING/FAMILY ROOM
28' 8" x 13' 2" (8.74m x 4.01m)

ENSUITE
9' 6" x 5' 7" (2.9m x 1.7m)

FAMILY BATHROOM
9' 8" x 7' 2" (2.95m x 2.18m)

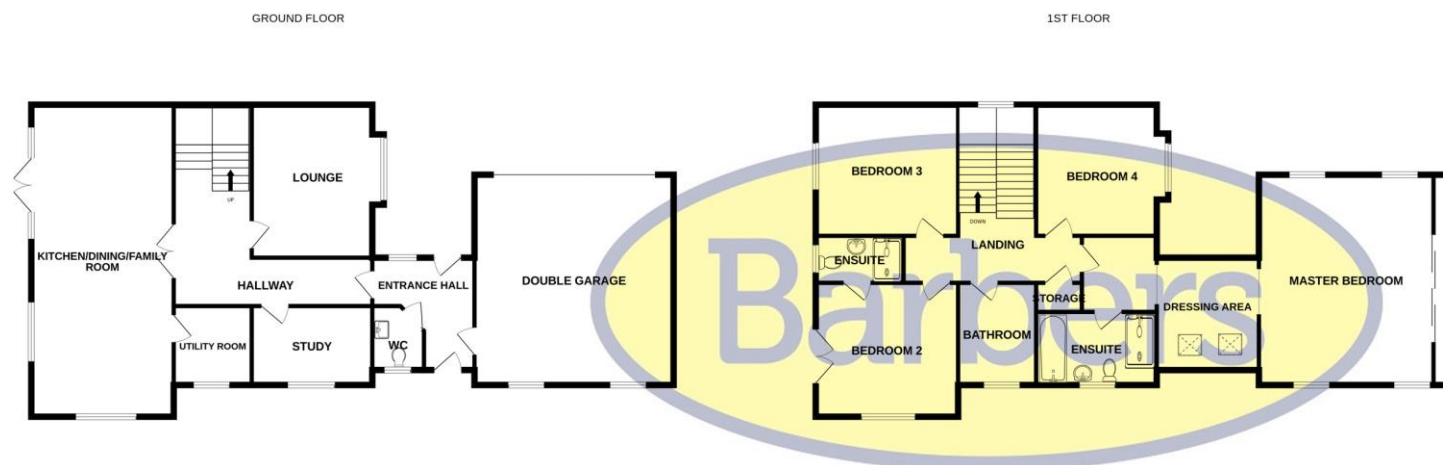
JACK AND JILL EN SUITE
10' 8" x 10' 2" (3.25m x 3.1m)

UTILITY ROOM
7' 3" x 7' 2" (2.21m x 2.18m)

BEDROOM 2
12' 3" x 12' 5" (3.73m x 3.78m)

BEDROOM 4
11' 2" x 11' 1" (3.4m x 3.38m)

GARAGE
18' 4" x 19' 4" (5.59m x 5.89m)



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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Barbers

WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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