



Total area: approx. 190.9 sq. metres (2054.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
67	80

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
60	75



## 2 Rectory Close Church Lane

Farndon, Chester,  
CH3 6PS

**£750,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

\* STUNNING SETTING OFF CHURCH LANE \* PERFECT HOME FOR A FAMILY. A four bedroom detached house forming part of a small and exclusive development close to the centre of the popular south Cheshire village of Farndon. Rectory Close is approached via a lovely gated entrance from Church Lane and comprises of just six large detached houses. The accommodation, which offers scope for further enhancement, is as follows: wide open porch with pillars, large reception hallway, impressive living room with feature fireplace, bay window overlooking the front, two oriel bay windows to the side and wide patio doors to the rear garden, separate dining room, sitting room, breakfast kitchen, utility room, cloakroom/WC, feature galleried landing, principal bedroom with en-suite shower room, three further bedrooms and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. The property occupies a generous sized plot extending to circa 0.38 acre with lawned gardens to front, side and rear, a gravelled driveway and detached double garage.

## LOCATION



Rectory Close is located off Church Lane in the centre of the village. Farndon lies some 9 miles south of Chester City centre, and provides local amenities and shops to include a hair studio, beauty studio, pharmacy, newsagent, butcher, coffee shop, The Hare Public House, a post office, community hall and sports and social club, Church, primary school and nursery school. Secondary schools are within easy reach at Malpas, Christleton and Great Boughton, and Abbey Gate College is nearby in Saughton. The adjoining village of Holt offers a range of further shops and amenities.

## THE ACCOMMODATION COMPRISES:

### PORCH

Wide open porch with three pillars and outside lantern style light. Wooden panelled entrance door with glazed side panels to the reception hall.

## RECEPTION HALL



Large reception hallway with two double radiators, BT Openreach master telephone point, smoke alarm, ceiling light point, coved ceiling, and feature turned spindled staircase to the galleried landing. Double opening glazed doors to the living room and dining room, and doors to the sitting room, breakfast kitchen and cloakroom/WC.

### CLOAKROOM/WC

2.57m x 1.68m (8'5" x 5'6")

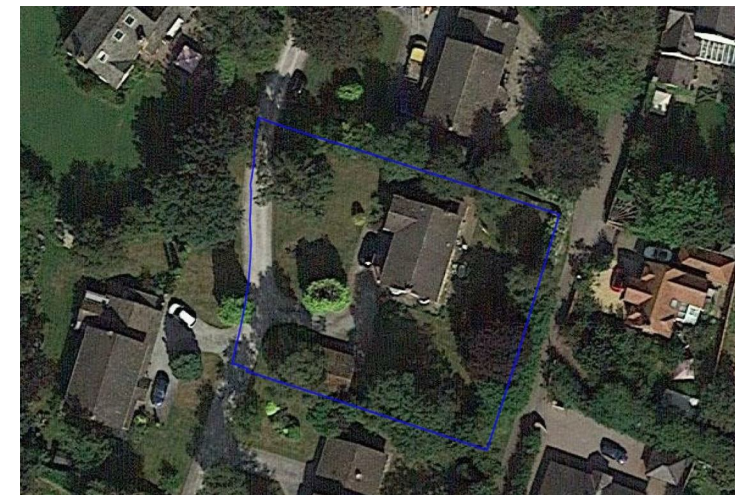
Comprising low level WC; and fitted worktop with inset wash hand basin and tiled splashback and storage cupboard beneath. Full height triple storage cupboards, ceiling light point, part tiled walls, double radiator, and UPVC double glazed window with obscured glass.

### LIVING ROOM

7.24m plus bay x 4.39m (23'9" plus bay x 14'5")



Impressive living room with feature fireplace housing a 'living flame' coal effect gas fire, decorative coving, two ceiling light points, two double radiators, TV aerial point, UPVC double glazed window overlooking the front, two oriel bay windows



## DIRECTIONS

From the Agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's motorcycle showrooms. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane signposted Huntington, Aldford and Churton. Follow this road for several miles into the village of Farndon and at the T-junction turn left into High Street. Follow the High Street and take the turning right at the Old Rectory into Church Lane, Then take the second turning left into Rectory Close and the property will be observed on the left hand side.

## COUNCIL TAX

\* Council Tax Band G - Cheshire West and Chester.

## TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## AGENTS NOTES

- \* The property is on a water meter.
- \* Mains gas, electricity, water and drainage are connected.
- \* The property forms part of a conservation area in Farndon.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically

verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

## PS/PMW

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**DOUBLE GARAGE**

5.56m x 4.88m (18'3" x 16')



Brick built double garage with an electronic remote controlled up and over sectional door, light, power, and single glazed side window.

**SIDE AND REAR GARDENS**



To the side and rear there are further lawned areas with mature shrubbery and trees and an extensive flagged patio which extends the full width of the house. Outside sensor spotlighting to front, side and rear, brick-built barbecue, and outside water tap.



overlooking the side garden, and UPVC double glazed sliding patio doors to the rear garden.



**SITTING ROOM**

4.24m plus door recess x 3.63m (13'11" plus door recess x 11'11")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and double radiator.

**DINING ROOM**

3.51m x 3.33m (11'6" x 10'11")



UPVC double glazed sliding patio doors to the rear garden, coved ceiling, ceiling light point, and double radiator.

**BREAKFAST KITCHEN**

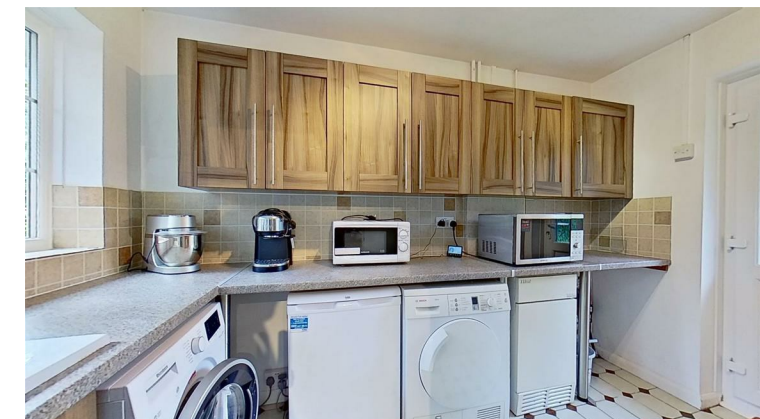
3.66m x 3.30m (12' x 10'10")



Fitted with a comprehensive range of solid wood fronted base and wall level units incorporating drawers, cupboards, leaded glazed display cabinets and corner shelving with granite work surfaces. Inset twin bowl stainless steel sink units with chrome mixer tap and drainer grooved into the worktop. Freestanding Range Master Elan range style cooker with five-ring gas hob, double oven and grill. Plumbing and space for dishwasher, space for fridge, beamed ceiling with ceiling light point, double radiator, tiled floor, and UPVC double glazed window overlooking the rear garden. Door to utility room.

**UTILITY ROOM**

3.33m x 2.26m (10'11" x 7'5")



Fitted double base unit with L-shaped laminate granite effect worktop and ceramic sink unit with drainer and mixer tap. Matching wall cupboards, wall tiling to work surface areas, floor standing Mexico gas fired central heating boiler, electric meter, space for fridge freezer, ceiling light point,

smoke alarm, access to loft space, tiled floor, and UPVC double glazed door to outside.

**FIRST FLOOR GALLERIED LANDING**



Galleried landing with spindled balustrade, UPVC double glazed window overlooking the front, double radiator, coved ceiling, smoke alarm, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

**BEDROOM ONE**

4.39m x 3.91m (14'5" x 12'10")



Fitted with a range of bedroom furniture incorporating double wardrobe with storage cupboards above, single wardrobe with storage cupboard above and over-bed storage cupboards, UPVC double glazed window overlooking the rear, double radiator, coved ceiling, and ceiling light point. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.87m plus recess x 2.67m (9'5" plus recess x 8'9")



White suite comprising: tiled shower enclosure with Mira Excel shower; low level dual-flush WC; and tiled worktop with inset wash hand basin, tiled splashback, wall mirror and storage cupboard beneath. Recessed ceiling spotlights, extractor, double radiator, part-tiled walls, chrome ladder style towel radiator, electric shaver point, and UPVC double glazed window with obscured glass.

**BEDROOM TWO**

3.91m plus door recess x 3.66m (12'10" plus door recess x 12')



Two built-in double wardrobes with hanging space and shelving, UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and double radiator.

**BEDROOM THREE**

4.39m max x 3.25m (14'5" max x 10'8")



Fitted with a range of bedroom furniture incorporating two double wardrobes with storage cupboards above, UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and double radiator.

**BEDROOM FOUR**

3.66m x 2.69m (12' x 8'10")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator, and built-in double storage cupboard housing the hot water cylinder and immersion heater with slatted shelf.

**FAMILY BATHROOM**

2.74m x 1.68m (9' x 5'6")



Comprising: panelled bath with mixer tap and wall mounted Mira Excel shower over; low level dual-flush WC; and pedestal wash hand basin. Part-tiled walls, fitted wall mirror, wall light with electric shaver point, ceiling light point, ladder style towel radiator, and UPVC double glazed window with obscured glass.

**OUTSIDE**



The property forms part of a small development of Church Lane and occupies a generous sized plot extending to approximately 0.38 acre. To the front there is a lawned garden with shrubbery and mature trees. A sweeping gravelled driveway provides access to the detached double garage.