

Grooms Lodge, The Paddocks Dog Lane, Oldcastle, Malpas, Cheshire, SY14 7BE



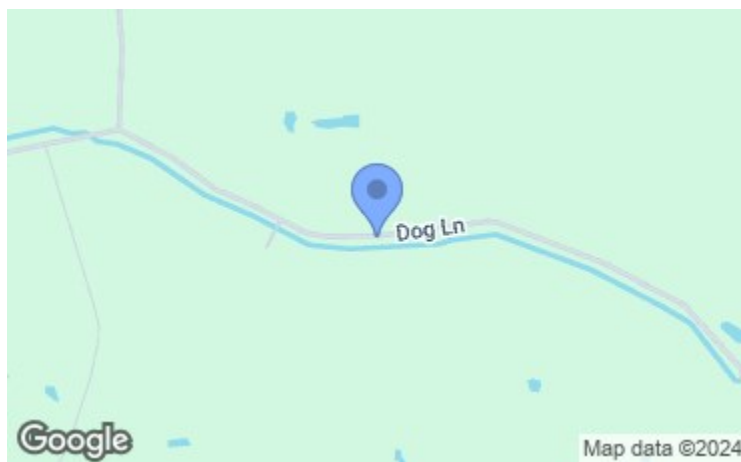
**Cavendish**  
ESTATE AGENTS

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		97	(92 plus) A
(81-91) B	79		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**Grooms Lodge, The Paddocks Dog Lane**  
Oldcastle, Malpas, Cheshire  
SY14 7BE

**Offers Over**  
**£550,000**

\* If you are interested, but have a property to sell, the developer would consider a part-exchange \* A stunning, brand-new construction boasting a sleek and modern design. This contemporary masterpiece combines a thoughtful layout with luxurious finishes to provide you and your family with a comfortable and stylish home. The open-concept living room flows seamlessly, allowing for easy interaction with the kitchen and dining space. This layout is perfect for entertaining or spending quality time with loved ones. With four generously sized bedrooms, this home provides ample space for a growing family, guests, or creating dedicated workspaces. The large principal bedroom features a vaulted ceiling, an en-suite shower room, and a spacious walk-in dressing room. Bathrooms are fitted with contemporary fixtures and elegant tiling. The new build incorporates energy-efficient features, such as insulation, appliances, and lighting, ensuring comfortable living while reducing environmental impact. Enjoy outdoor relaxation and entertainment on a spacious patio and generous sized lawn. There is a gated driveway located to the rear, offering ample parking space, accommodating multiple vehicles comfortably.

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.

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#### LOCATION

The Paddocks' is situated in a picturesque rural location in the heart of the South Cheshire countryside, approximately 3 miles from Malpas. Malpas is an historic village that is recorded in the Domesday Book and features a fine gothic church and many period buildings in a variety of architectural styles. This thriving village has a bustling High Street that provides a range of shops, public houses and restaurants. The village caters for families with children of all ages, having a good primary school and an OFSTED rated 'outstanding' secondary school with sixth form college, whilst the Kings and Queens Schools in Chester provide excellent private education. Malpas has a village recreation ground, and Carden Park Hotel is within 5 miles and provides spa and leisure facilities and two championship golf courses. The surrounding area offers much that will appeal to sports and outdoor enthusiasts including nature walks along the Sandstone Trail, and the Peckforton and Bickerton Hills, fishing at the Mere in Ellesmere, Cheshire Polo Club in Little Budworth, motor racing at Oulton Park, and horse racing at Chester and Bangor-On-Dee. Malpas is located within an easy driving distance of a convenient network of A-roads including the A41, A49, A525, and A534, which, amongst other destinations, facilitate travel to Chester and Wrexham, both of which provide university education. The A41 also provides a convenient link to the M53 and M56 near Chester, which facilitate travel to a number of commercial destinations within the North-West.

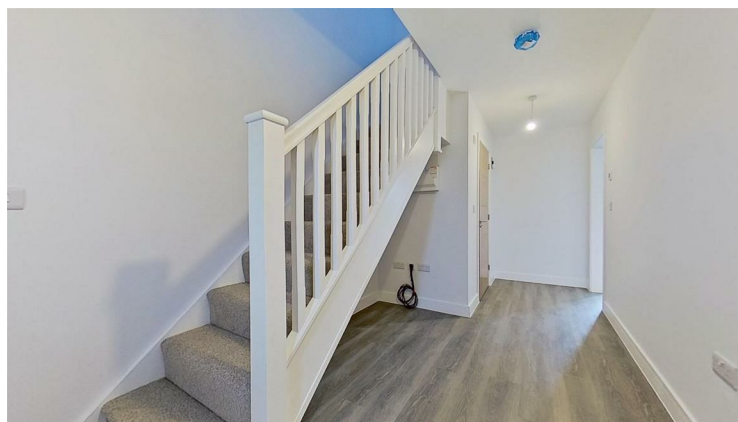
#### APPROXIMATE DISTANCES

Malpas 2.5 miles, Whitchurch 8 miles, Wrexham 10.5 miles, Nantwich 15 miles, Chester 17 miles, Bangor-on-Dee 5 miles, Shrewsbury 27 miles, Telford 34 miles, Liverpool Airport 40 miles, Liverpool 43 miles, Manchester Airport 43.5 miles, and Manchester 56 miles.  
(Source RAC route planner).

#### THE ACCOMMODATION COMPRISES:

##### ENTRANCE HALL

5.51m x 2.39m (18'1" x 7'10")



Composite entrance door with double glazed insert, two ceiling light points, mains connected smoke alarm, electrical consumer board, vinyl wood effect flooring, digital thermostatic under-floor heating controls and spindled staircase to the first floor. Oak veneered doors to the downstairs WC and kitchen.

#### DINING KITCHEN

5.33m x 5.13m (17'6" x 16'10")



Fitted with a contemporary range of base and wall level units incorporating drawers and cupboards with quartz worktop and matching upstand. Fitted Neff touch control four-ring induction hob with extractor and built-in Neff electric fan assisted oven and grill and combination microwave oven. Integrated dishwasher and fridge/freezer. Matching island unit with quartz worktop incorporating a breakfast bar and inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Recessed LED ceiling spotlights, mains connected smoke alarm, three pendant light points, digital thermostatic under-floor heating controls, vinyl wood effect flooring, and double glazed bi folding doors with full height double glazed windows at each side opening to the rear garden. Open-plan to the living room and door to utility room. A clever feature of the kitchen are the double kitchen doors which disguise access to a useful pantry.



#### 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.

#### 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

#### VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

#### DIRECTIONS

From the centre of Malpas proceed in the direction of Whitchurch along Old Hall Street and shortly after the Laurel Bank Surgery turn right into Mastiff Lane. Follow the lane for approximately 2.7 miles, which leads into Dog Lane. The property will then be observed on the left hand side.

#### TENURE

\* Tenure - Freehold. Purchasers should verify this through their Solicitor.

#### COUNCIL TAX

\* Council Tax Band E - Cheshire West and Chester County Council.

#### AGENTS NOTES

\* There is a two-year developer's guarantee and an eight year ABC builder's warranty.

\* If you are interested, but have a property to sell, the developer would consider a part-exchange.

\* The property is on a water meter. Mains electricity and water are connected.

\* Calor (LPG) heating with a Worcester boiler and unvented water cylinder.

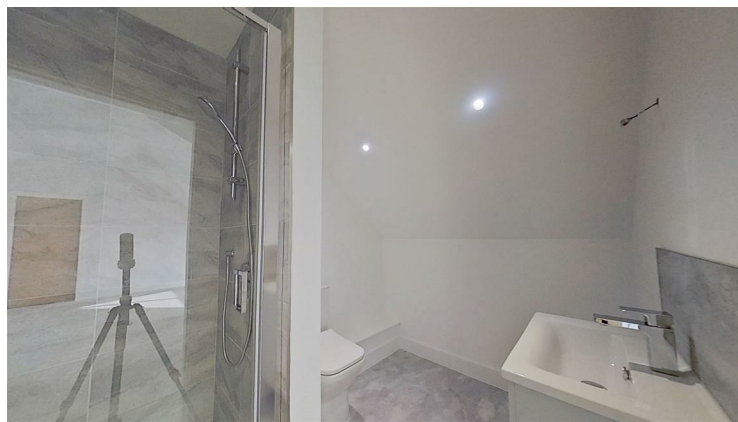
\* Shared private water treatment plant.

\* The property is newly carpeted.



**EN-SUITE SHOWER ROOM**

2.59m x 1.88m (8'6" x 6'2")



Fitted white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer shower and glazed door; wash hand basin with mixer tap, tiled splashback and storage cupboard beneath; and low level dual-flush WC. Recessed LED ceiling spotlights, extractor, vinyl stone effect tiled flooring, and chrome ladder style towel radiator.

**WALK-IN WARDROBE**

5.18m x 2.08m (17' x 6'10")

Vaulted style ceiling with ceiling light point and recessed ceiling spotlight. Opening to store.

**STORE**

6.40m x 1.35m (21' x 4'5")

Pitched ceiling with two recessed LED ceiling spotlights, wall mounted Worcester LPG gas fired central heating boiler, and pressurised hot water cylinder with immersion heater.

**OUTSIDE FRONT**



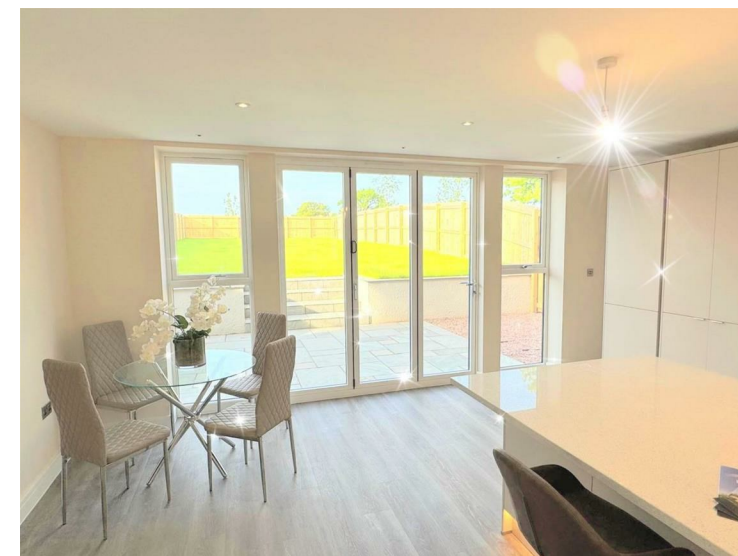
To the front there is a lawned garden with boundary hedge and stone flagged pathway. Contemporary outside lighting and external electric meter cupboard. Provision for electric car charging point.



**OUTSIDE REAR**



To the rear there is an Indian stone flagged patio with decorative stone and steps leading up to a lawned garden being enclosed by wooden fencing. Contemporary outside sensor spotlighting, and outside water tap. There is access through the courtyard which leads to a gravelled driveway area with wooden gate. (Provision for electric gate). There is also a visitor parking space allocated within the courtyard.



tap. Plumbing and space for washing machine, space for tumble dryer, two recessed LED ceiling spotlights, extractor, vinyl wood effect flooring, and UPVC double glazed door to outside.

**LIVING ROOM**

4.83m x 3.94m (15'10" x 12'11")



UPVC double glazed window overlooking the front with countryside views, provision for wall mounted flat screen television, ceiling light point, mains connected smoke alarm, and double radiator with thermostat. Door study/store room.



**PANTRY**

1.88m x 1.45m (6'2" x 4'9")

Ceiling light with sensor, vinyl wood effect flooring, and double power point.

**UTILITY ROOM**

2.67m x 1.88m (8'9" x 6'2")



Fitted with a matching range of base units with laminate worktop, matching upstand and inset single bowl stainless steel sink unit and drainer with mixer



**STUDY/PLAY ROOM**

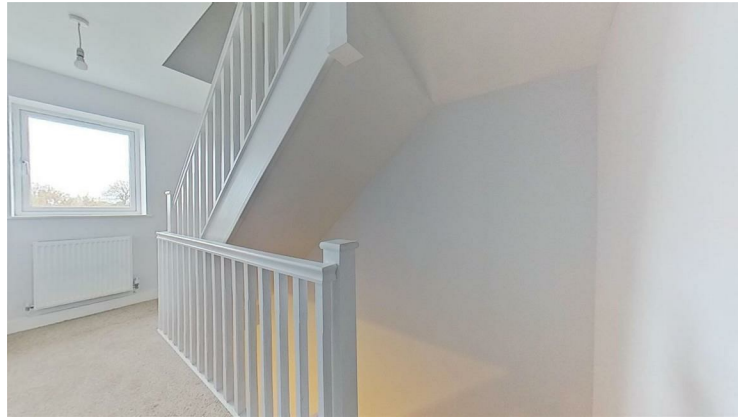
6.78m x 1.85m (22'3" x 6'1")



UPVC double glazed window overlooking the front, two ceiling light points, and double radiator with thermostat.



**FIRST FLOOR LANDING**



Spindled balustrade, three ceiling light points, mains connected smoke alarm, double radiator with thermostat, UPVC double glazed window overlooking the front with views towards countryside, and spindled staircase to the second floor. Doors to bedroom two, bedroom three, bedroom four and family bathroom.

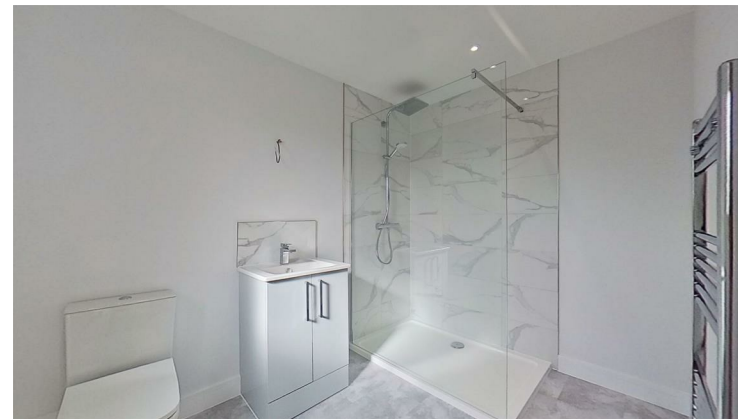
**BEDROOM TWO**  
5.36m x 4.60m (177" x 151")



Double glazed bi-folding doors with glass balustrade and double glazed windows to each side, ceiling light point, provision for wall mounted flat screen television, and double radiator with thermostat. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

3.00m x 2.11m (9'10" x 6'11")



Modern fitted white suite with chrome style fittings comprising: large walk-in tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head and glazed shower screen; wash hand basin with tiled splashback and storage cupboard beneath; and low level dual-flush WC. Recessed ceiling spotlights, extractor, chrome ladder style towel radiator, vinyl stone effect tiled flooring, and UPVC double glazed window with obscured glass.

**BEDROOM THREE**

5.21m max x 4.57m max (171" max x 15' max)



Two UPVC double glazed windows overlooking the front enjoying countryside views, ceiling light point, two single radiators with thermostats, and provision for wall mounted flat screen television.

**BEDROOM FOUR**

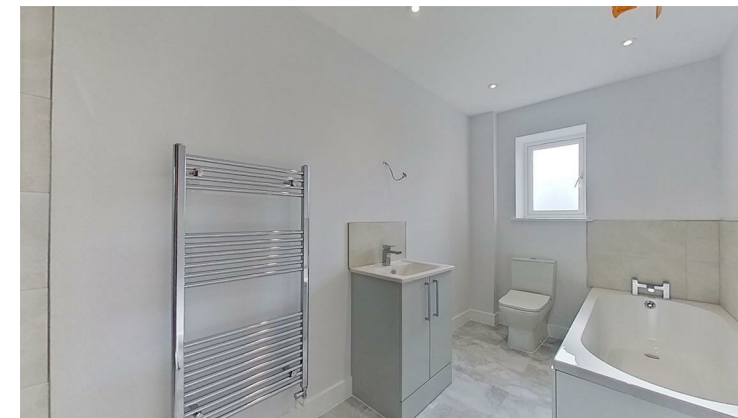
3.51m x 3.56m max (11'6" x 11'8" max)



UPVC double glazed window overlooking the front with views towards countryside, ceiling light point, provision for wall mounted flat screen television, and single radiator with thermostat.

**FAMILY BATHROOM**

4.11m max x 1.91m (13'6" max x 6'3")



Fitted white suite with chrome style fittings comprising; panellled bath with mixer tap and tiled surround; wash hand basin with mixer tap, tiled splashback and storage cupboard beneath; low level dual-flush WC; and tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head, and glazed door. Vinyl stone effect tiled flooring, recessed ceiling spotlights, extractor, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.

**SECOND FLOOR LANDING**

With ceiling light point, and mains connected smoke alarm. Door to the principal bedroom.

**PRINCIPAL BEDROOM**

6.32m x 5.36m (20'9" x 17'7")



Large principal bedroom with feature vaulted ceiling, ceiling light point, provision for wall mounted flat screen television, two double radiators, and double glazed bi-folding doors with glass balustrade, glazed apex above and double glazed windows at each side. Doors to walk-in wardrobe, store and en-suite shower room.

