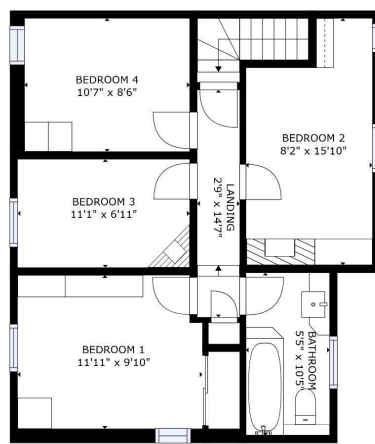


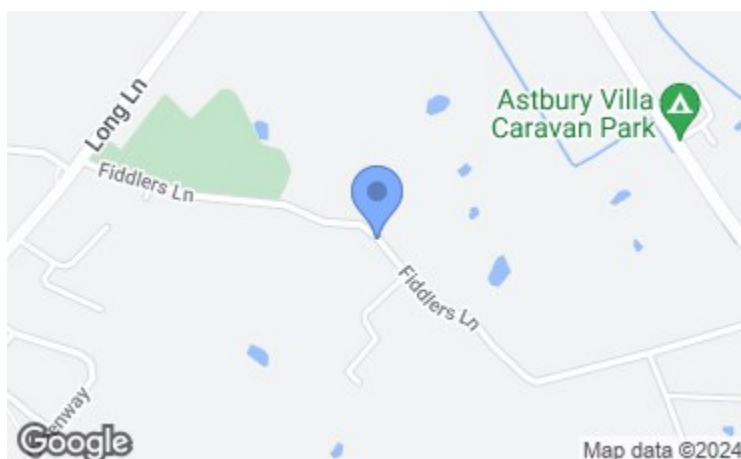
GROSS INTERNAL AREA
FLOOR 1: 886 sq. ft. FLOOR 2: 579 sq. ft.
EXCLUDED AREA: PATIO: 402 sq. ft.
TOTAL: 1467 sq. ft.

Matterport



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Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Oakhurst Fiddlers Lane
Saughall, Chester,
CH1 6DH

£575,000

*** CHARACTER PROPERTY WITH ADJOINING 2.34 ACRE FIELD *** An attractive four bedroom semi-detached period house understood to date back to the 1880s and occupying a delightful position on the periphery of Saughall village. The accommodation briefly comprises: entrance porch with beautiful wooden panelled entrance door, dining hall with bay window and exposed brick chimney breast with decorative cast-iron range, dual-aspect living room with French doors to outside and wood block parquet flooring, sitting room/dining area with brick-lined fireplace and 'living flame' coal-effect stove, modern fitted kitchen with integrated appliances, utility area with plumbing and space for washing machine, downstairs shower room, first floor landing, bedroom one with fitted wardrobe and two windows overlooking the side and rear with good views, bedroom two with decorative cast-iron fireplace and window overlooking farmland at the front, two further bedrooms and a well appointed bathroom. The property benefits from UPVC double glazed windows, gas fired central heating (Calor Gas) and on the garage roof there are six solar panels which benefit from a feed in tariff (FIT). Oakhurst occupies a generous sized plot and is approached via a gated driveway which leads to a garage with an electronic up and over garage door and with two attached stores. There is a lawned garden at the front, a large side garden and a delightful Indian stone flagged terrace at the rear enjoying views over the field. If you are looking for a period property, in a semi-rural location yet convenient for Chester, then we would strongly urge you to view.

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.



LOCATION

The property is ideally positioned some 4 miles out of Chester and within a short distance of the M56 Motorway, which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Saughall provides a range of amenities a highly regarded primary school, village store and post office, doctors surgery, pharmacy, hairdressers, local garage, the Greyhound village pub and for leisure, fishing lakes, the Chester traffic-free pathway network for cyclists and walkers and the nationally important Chester Zoo is within a relatively short driving distance.

THE ACCOMMODATION COMPRISES:



PORCH

1.35m x 0.86m (4'5" x 2'10")



Wooden panelled entrance door, UPVC double glazed sash window to front, hanging for cloaks, ceiling light point, and electric meter. Door to dining hall.

DINING HALL

5.46m max x 3.30m plus bay window (17'11" max x 10'10" plus bay window)



UPVC double glazed sash bay window overlooking the front with double radiator and thermostat, coved ceiling with ceiling light point, two wall light points, and feature exposed brick chimney breast with decorative cast-iron range, wooden mantelpiece and tiled hearth. Doors to the living room and sitting room/dining area.

LIVING ROOM

5.89m x 3.05m (19'4" x 10')



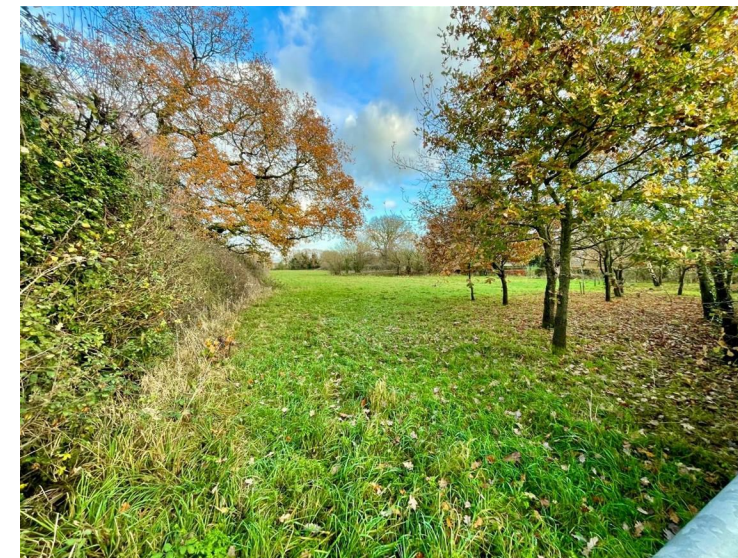
Feature Adams style fireplace with tiled insert and granite hearth housing a 'living flame' coal-effect gas fire, coved ceiling with recessed LED ceiling spotlights, two wall light points, double radiator with thermostat, telephone point, beautiful woodblock parquet flooring, recessed display niche with glass shelving, UPVC double glazed sash windows overlooking the front and side, and UPVC double glazed French doors to the rear garden.

SITTING ROOM/DINING AREA

5.41m x 3.12m (17'9" x 10'3")



Chimney breast with brick-lined fireplace, slate hearth and wooden fireplace surround housing



- * The 'living flame' coal effect gas fire in the living room and the coal-effect stove in sitting area are connected to Calor Gas.
- * There is an eco friendly 'green roof' on the kitchen, utility and downstairs shower room.
- * There is a Visonic PowerMax Security System fitted.

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 Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540. Follow the road for approximately 2 miles, passing the Mollington Banastre Hotel and Crabwall Hall. Then take the turning left after The Wheatsheaf into Fiddlers Lane. Continue along Fiddlers Lane, passing the turning Kingswood Lane, and the property will be observed after a short distance on the right hand side.

TENURE

- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * We are advised the house and field are held on two separate titles.

COUNCIL TAX

* Council Tax Band F - Cheshire West and Chester.

AGENTS NOTES

- * A 1.44kwp solar photovoltaic system was installed in 2011 with 6 solar panels fitted to the roof of the garage with the benefit of a feed-in-tariff.
- * A number of energy efficiency measures have been carried out to include: external insulation around the kitchen and cloakroom; dry lining to many of the old external walls; and floor insulation has also been added to the dining room.
- * The Bosch washer/dryer in the utility area will be included in the sale.
- * Gas fired central heating with Calor Gas.



SINGLE GARAGE

6.20m x 3.00m max (20'4" x 9'10" max)

A larger than average garage with up and over remote controlled garage door, fluorescent strip lighting, single glazed window to side, and control panel for the solar technology incorporating the inverter, feed in tariff meter and main isolator switch. Attached to the garage there is a useful lean to store measuring 10'7" x 4'11" with light point and a separate brick-built store measuring 6'1" x 3'3". To the rear of the garage block there is a Calor Gas storage tank.

REAR GARDEN



To the rear there is a delightful Indian stone flagged terrace which enjoys views towards the field and wildlife pond. Exterior lighting and outside water tap,



FIELD



A 2.34 acre field located to the rear of the property with a metal gate providing access onto Fiddlers Lane. The field is grassed with a wildlife pond and trees being enclosed by boundary hedging. There are two early English apple varieties planted in the field to include Discovery and Beauty of Bath. We are advised that the field is in a Green Belt Area.

a Gazco gas fired coal-effect stove, arched recesses to each side of the chimney breast, two ceiling light points, smoke alarm, double radiator with thermostat, built-in understairs storage cupboard and UPVC double glazed French doors to the rear garden. Wide opening to the kitchen.



KITCHEN

3.66m x 2.97m (12' x 9'9")



Fitted with a modern range of painted oak fronted base and wall level units incorporating drawers and cupboards with wooden handles and oak worktops incorporating a breakfast bar. Inset one and half bowl stainless steel sink unit and drainer with brushed stainless steel mixer tap. Wall tiling to work surface areas with concealed under-cupboard spotlighting. Fitted four-ring Bosch touch control induction hob with extractor above, built-in Belling electric fan assisted double oven and grill, integrated Bosch microwave, dishwasher, fridge and freezer. Feature part-vaulted ceiling with exposed beam, wall spotlighting and recessed LED downlights, electric kickboard heater, oak wood strip flooring, UPVC double glazed window overlooking the rear garden, and double glazed door to outside. Opening to the utility area.



UTILITY AREA

1.68m x 0.74m (5'6" x 2'5")

Fitted worktop with Bosch washer/dryer beneath and wall cupboard above. Panelled ceiling with recessed LED ceiling spotlights and oak wood strip flooring. Door to shower room.

SHOWER ROOM

2.06m x 1.70m (6'9" x 5'7")



Comprising: tiled shower enclosure with wall mounted mixer shower and curved glazed sliding doors; fitted worktop with semi-inset wash basin and storage beneath; and low level dual-flush WC with concealed cistern. Fully tiled walls, panelled ceiling with recessed ceiling spotlights, vinyl wood strip flooring, wall mounted Dimplex electric heater, ladder style dual-fuel radiator, fitted wall mirror with pelmet and two downlights, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING



There is a wooden panelled door at the top of the staircase with decorative coloured glass leaded window light above, access to boarded loft space with retractable aluminium ladder and light point, coved ceiling, ceiling light point, smoke alarm, and a built-in cupboard housing a Vaillant Eco TEC Plus 831 gas fired (LPG) combination central heating boiler with slatted shelves and louvred door. Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM ONE
3.53m x 3.05m (117' x 10')



Two UPVC double glazed sash windows overlooking the rear and side enjoying views across the garden and the field at the rear, coved ceiling, ceiling light point, double radiator with thermostat, and fitted wardrobe with two sliding mirrored doors having hanging space and shelving.

BEDROOM TWO



UPVC double glazed sash window overlooking the front with views across surrounding farmland, ceiling light point, single radiator with thermostat, and decorative cast-iron fireplace. There is also a useful alcove with further small window, shelving and hanging rail.

VIEW



BEDROOM THREE
3.23m x 2.74m (107' x 9')



UPVC double glazed sash window overlooking the rear, ceiling light point, double radiator, and feature exposed brick wall with decorative cast-iron fireplace.



BEDROOM FOUR
3.20m x 2.57m (10'6" x 8'5")



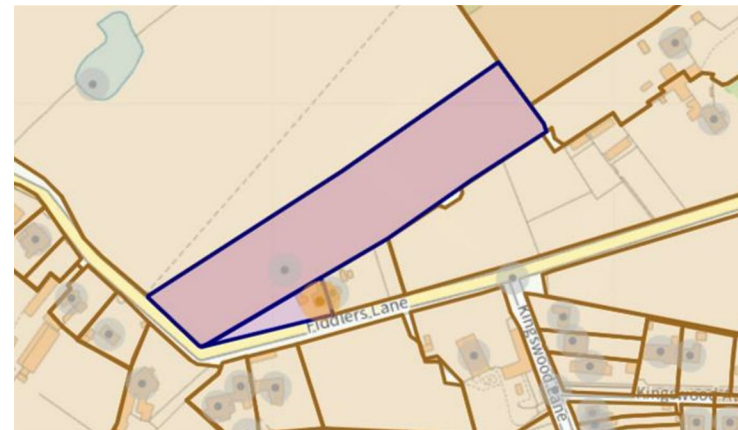
UPVC double glazed window overlooking the rear, ceiling light point, double radiator with thermostat, and laminate wood strip flooring.

BATHROOM
3.00m x 1.57m (9'10" x 5'2")



Well appointed bathroom with modern white suite and chrome style fittings comprising: panelled bath with mixer tap and shower attachment; fitted worktop with semi-inset wash basin, mixer tap and storage beneath; low level dual-flush WC with concealed cistern. Fully tiled walls with a decorative border tile, wall mounted Dimplex electric heater, panelled ceiling with recessed LED ceiling spotlights and extractor, vinyl wood effect strip flooring, fitted wall mirror with glass shelf, storage cupboard, display shelving and pelmet with two downlights, ladder style towel radiator, and UPVC double glazed sash window overlooking the front,

SITE PLAN



Site plan highlighting Oakhurst and the adjoining field.
Field: Title number - CH505047

OUTSIDE FRONT & SIDE



The property occupies a pleasant position along Fiddlers Lane close to open countryside. To the front there is a lawned garden with shrubbery and boundary hedge. A gravelled driveway with five-bar wooden gate provides parking for three/four cars and leads to a brick-built garage with attached stores. To the side there is a large lawned garden with mixed boundary hedging, mature trees, two fruit trees including a Bramley apple tree and Victoria plum tree, and three raised beds with wooden sleeper edging and gravelled pathways. Outside lantern style lighting to front.

