

Garden House Whitchurch Road, Bickley, Malpas, Cheshire, SY13 4HH



ESTATE AGENTS

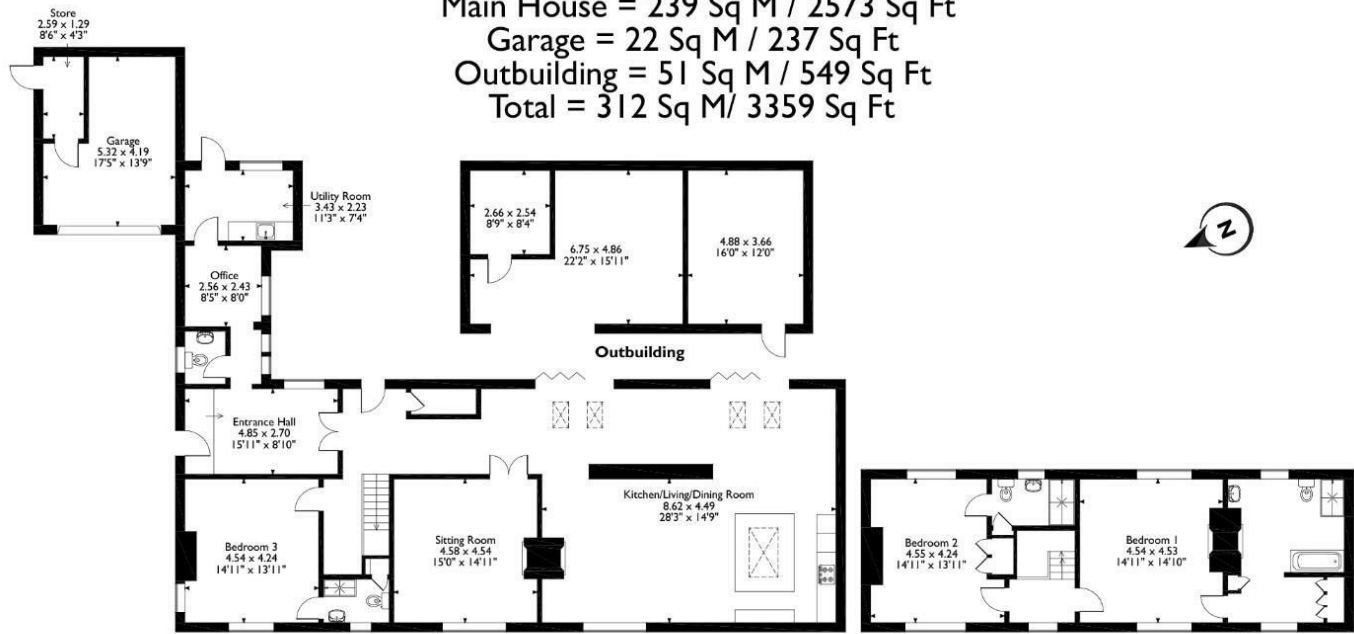
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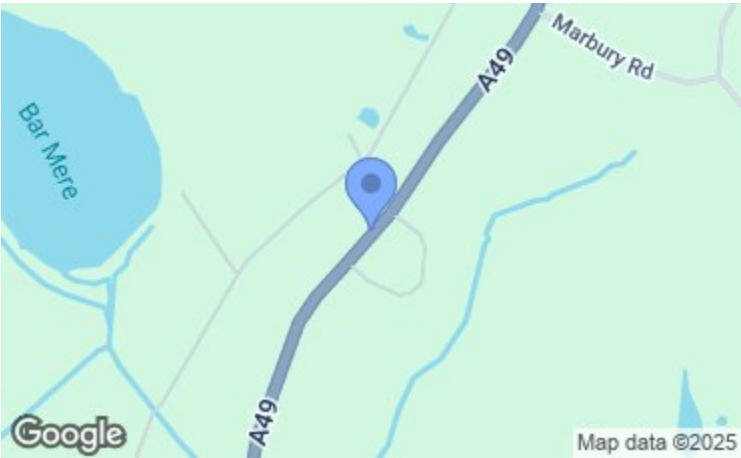
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Garden House, Whitchurch Road, Bickley, Cheshire  
Approximate Gross Internal Area  
Main House = 239 Sq M / 2573 Sq Ft  
Garage = 22 Sq M / 237 Sq Ft  
Outbuilding = 51 Sq M / 549 Sq Ft  
Total = 312 Sq M / 3359 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



**Garden House Whitchurch Road**  
Bickley, Malpas, Cheshire  
SY13 4HH

**Asking Price**  
**£695,000**

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.

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\* CHARACTER RESIDENCE \* BEAUTIFUL WALLED GARDEN WITH STUNNING VIEWS ACROSS OPEN COUNTRYSIDE  
\* SET IN APPROXIMATELY HALF AN ACRE. Garden House dates from the late 19th century and is located within the grounds of the substantial Victorian residence of Barmere, originally built as a hunting lodge for Lord Cholmondeley and part of the Cholmondeley Estate. The property has been substantially renovated and modified to provide a spacious family home with a wealth of internal features. The accommodation briefly comprises: entrance hallway with quarry tiled steps, cloakroom/WC, study area, utility room, large open-plan living room and kitchen fitted with a contemporary range of units with Iroka wooden worktops and a large island, an impressive garden room with two sets of bi-folding doors enjoying views towards the garden, separate sitting room with open fireplace, bedroom three with en-suite bathroom, first floor landing, principal bedroom with a large en-suite bathroom and dressing area, and a second bedroom with en-suite shower room. The property benefits from oil-fired central heating. Garden House occupies a generous-sized plot and is approached via sweeping tree lined drive which leads to a gravel driveway parking area and garage. To the rear there is a delightful lawned garden with stocked borders and beds, paved patio areas and attractive brick boundary walling. If you are looking for an individual character home in a semi-rural location with wonderful countryside views then we would strongly urge you to view.



LOCATION

Bickley is an attractive semi-rural hamlet located within a 10-minute drive of Malpas village which enjoys an excellent range of amenities, including several pubs, bakery, Co-op, hairdressers, post office, church, beautician and schools. The nearby market towns of Whitchurch (10 minute drive) and Nantwich (18 minute drive) along with the historic city of Chester (35 minute drive) offer comprehensive amenities and facilities including bars, restaurants and high street retailers.

Garden House is surrounded by some of the most glorious countryside. Bickerton Hills, Delamere Forest, the renowned walks of the Sandstone Trail, Manchester, Liverpool, and the North Wales coastline are all easily accessible.

There is an excellent primary school in Bickerton, and Bishop Heber High School in Malpas is rated outstanding by Ofsted. School buses for independent schools including The Kings School, The Queens School, Abbeygate College and Ellesmere College offer collections from Malpas and Whitchurch.

Crewe and Chester train stations offer regular direct services to London Euston within 1.5-2 hours respectively. There are also smaller stations close by in Wrenbury, Whitchurch and Nantwich with regular services to Shrewsbury and surrounding areas. It is within good commuting distance to Manchester and Liverpool, and Liverpool and Manchester International Airports are both located under 40 miles away.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

4.85m x 2.69m (15'11 x 8'10)



Wooden - panelled entrance door with window light above, quarry tiled steps, tall tubular radiator, exposed beams, double-glazed multipaned window overlooking the rear garden and electrical consumer board. opening to vestibule and double-opening glazed doors to the inner hall.

VESTIBULE

Full-height double-glazed window, ceiling light point and wood-effect flooring. Opening to study area and wooden-panelled door to downstairs WC.

DOWNSTAIRS WC

Low-level WC, pedestal wash hand basin, double-glazed window, ceiling light point, tubular radiator, ceiling light point and vinyl wood-effect flooring.

STUDY AREA

2.54m x 2.44m (8'4 x 8')

Tubular radiator, ceiling light point, vinyl wood-effect flooring and full-height double-glazed window overlooking the garden. Door to utility room.

UTILITY ROOM

3.45m x 2.21m (11'4 x 7'3)

Fitted worktop with base cupboard, plumbing and space for washing machine, space for tall freezer, vinyl tile-effect flooring, ceiling light point, fitted wall shelf, double-glazed window overlooking the rear garden and door to outside.

INNER HALL



Exposed beam, ceiling light point, feature tubular radiator, vinyl wood-effect flooring and spindled staircase to the first floor with built-in understairs storage cupboard. Opening to garden room, and doors to store cupboard and bedroom three.

STORE CUPBOARD

2.08m x 0.81m (6'10 x 2'8)

With light point, fitted shelving and vinyl wood-effect flooring.

GARDEN ROOM

12.42m x 2.72m (40'9 x 8'11)



Feature part-vaulted ceiling with four large double-glazed Velux rooflights, recessed LED ceiling spotlights, two sets of bi-folding doors to the garden, and vinyl wood-effect floorin. Two openings to the kitchen/living room.



DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the 'hamburger' roundabout take the second exit onto the A41. Continue straight across at the Broxton roundabout and at the next roundabout in Hampton Heath. After a mile and a half turn left into Bickley Lane, signposted Marbury, Norbury and Bickley. Follow the road for approximately 2 miles and at the crossroads turn right on the A49 towards Whitchurch. Follow the A49 for 2/3 mile and the driveway entrance will then be found shortly after the turning for Marbury on the left hand side.

TENURE

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

COUNCIL TAX

\* Council Tax Band - F, Cheshire West & Chester Council

AGENT'S NOTES

- \* Oil-fired central heating.
- \* Mains water and electric are connected.
- \* Private septic tank drainage.
- \* Underfloor heating to kitchen/living area and garden room.
- \* The gas fire in the living room is connected to calor gas bottles.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

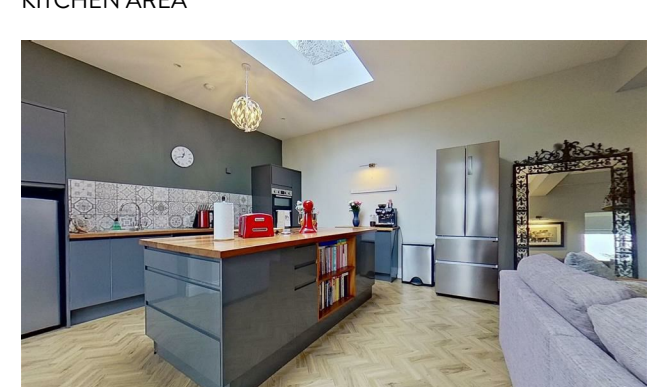
VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

ESJ/PJS





#### KITCHEN/LIVING ROOM

9.12m max x 4.47m (29'11" max x 14'8")

Impressive open-plan kitchen/living area with vinyl wood-effect flooring.

#### LIVING AREA



Feature composite stone fireplace and hearth housing a 'living flame' log-effect enclosed gas fire (LPG), fitted cupboards and display shelving to recess, TV aerial point and sash window overlooking the front.

#### KITCHEN AREA



Fitted with a contemporary range of high gloss grey-fronted base units incorporating drawers, cupboards, a pull-out larder unit and two spice drawers with Iroka worktop. Matching island unit with Iroka worktop and storage cupboards, drawers and shelving. Inset one and half bowl stainless-steel sink unit and drainer with chrome mixer tap. Fitted five-ring touch-control electric hob, and built-in electric double oven and grill. Wall tiling to work surface areas, plumbing and space for dishwasher, space for fridge/freezer, glazed rooflight, recessed LED ceiling spotlights, mains-connected heat alarm, ceiling light point, wall light point and digital heating controls for underfloor heating.





SITTING ROOM  
4.52m x 4.50m (14'10 x 14'9)



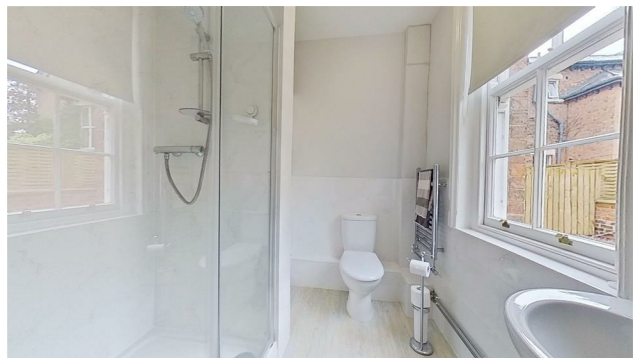
Chimney breast with Jetmaster fire and slate hearth, sash window overlooking the front, telephone point, double radiator and ceiling light point.

BEDROOM THREE  
4.55m x 4.24m (14'11 x 13'11)



Two sash windows overlooking the front and side, ceiling light point with dimmer switch control and double radiator. Door to en suite shower room.

EN SUITE SHOWER ROOM  
2.06m x 1.96m (6'9 x 6'5)



Modern white suite with chrome-style fittings comprising: tiled shower enclosure with mixer shower, glazed shower screen and sliding glazed door; low-level dual-flush WC; and pedestal wash hand basin. Part-tiled walls, chrome ladder-style towel radiator, ceiling light point, vinyl wood-effect flooring, sash window and built-in cupboard with bi-folding door housing a pressurised hot water cylinder.

FIRST-FLOOR LANDING  
With wooden balustrade, ceiling light point, smoke alarm, double radiator and sash window overlooking the front. Doors to bedroom one and bedroom two.

BEDROOM ONE  
4.57m x 4.55m (15 x 14'11)

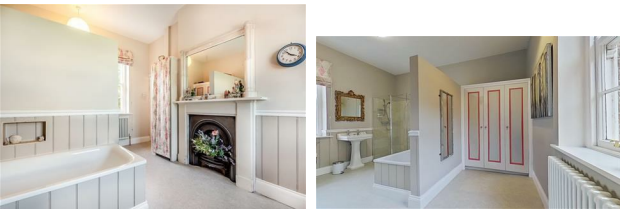


Dual-aspect bedroom with sash windows overlooking the front and rear both enjoying delightful views, ceiling light point, access to loft space, double radiator and decorative fireplace. Door to en suite bathroom/dressing room.

EN SUITE BATHROOM/DRESSING ROOM  
4.34m x 3.56m (14'3 x 11'8)



Comprising: enamel bath; walk-in tiled shower enclosure with glazed shower screens; pedestal wash hand basin; and low-level WC. Decorative cast-iron fireplace with painted slate surround, part wooden-panelled walls, tubular radiator with chrome towel rail, two sash windows overlooking the front and rear, two ceiling light points, vinyl flooring and fitted triple wardrobe with hanging space and shelving.



BEDROOM TWO  
4.55m x 4.24m max (14'11 x 13'11 max)



With two sash windows overlooking the front, sash window to rear, ceiling light point, double radiator and built-in wardrobe with hanging space and shelving.

EN SUITE SHOWER ROOM  
2.79m x 1.47m (9'2 x 4'10)



Comprising: tiled shower enclosure with thermostatic mixer shower and glazed shower screens; pedestal wash hand basin; and low-level low-flush WC. Part-tiled walls, chrome ladder-style towel radiator, vinyl floor covering, ceiling light point, access to loft space, wall light point and sash window.

OUTSIDE FRONT



The property is approached off the A49 by a sweeping tree-lined drive which leads to a gravel driveway and a garage. To the front there is an oil tank, covered bin store and a screened Firebird Enviromax oil-fired central heating

boiler. A pathway to the side of the garage provides access to the rear garden. Outside lighting to front and side.

GARAGE  
5.33m x 4.22m narrowing to 2.77m (17'6 x 13'10 narrowing to 9'1)



With remote-control electronic sectional door. Integral to the garage there is a store housing the electric meter.

OUTSIDE REAR



To the rear the garden is a particular feature with an extensive lawn disbursed with wide shrubbery, herbaceous borders, fruit trees (to include apple, pear, damson and victoria plum) and vegetable patch. The picturesque private garden enjoys far-reaching views over the Cholmondeley Estate and open countryside. The boundaries of the garden are formed by traditional brick walling. From the walled garden, a gate leads to an additional small paddock area with lean-to outbuilding and a concrete yard area.