







Fairfield Cottage, Warrington Road

Great Budworth

An exceptional Grade II listed country house, extended and refurbished throughout, in a wonderful position on the edge of Great Budworth village in immaculate gated landscaped gardens and grounds of over an acre, together with an excellent two storey detached annex/garage building offering further flexible accommodation, in all over 4000 square feet.

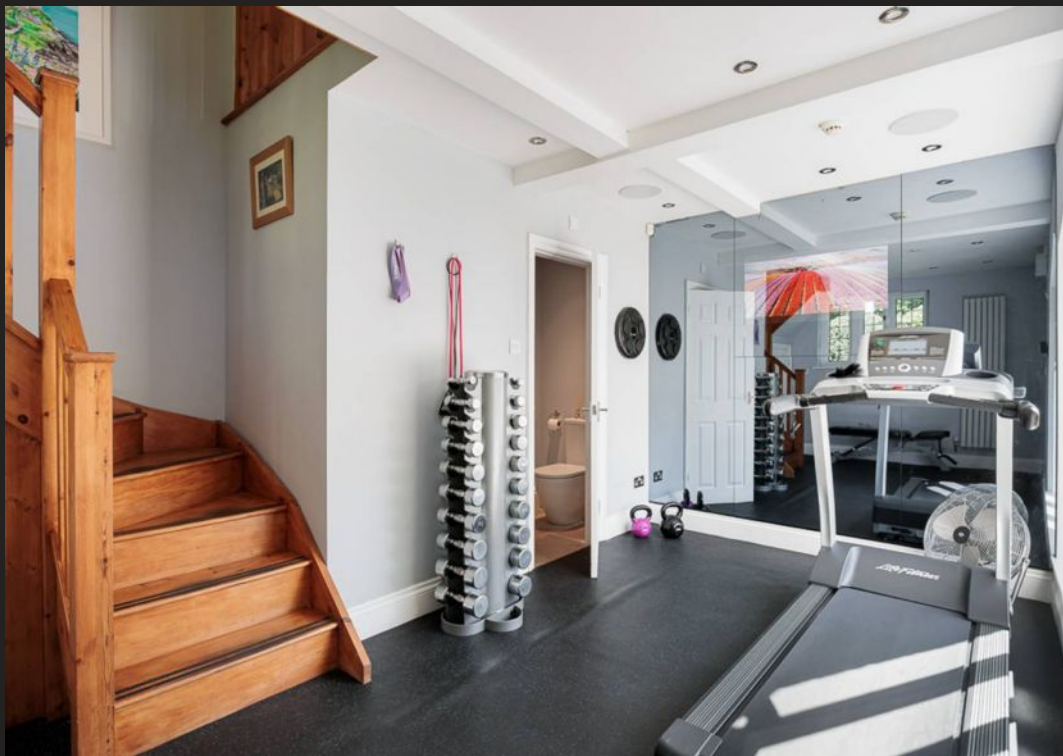
Council Tax band: G

Tenure: Freehold

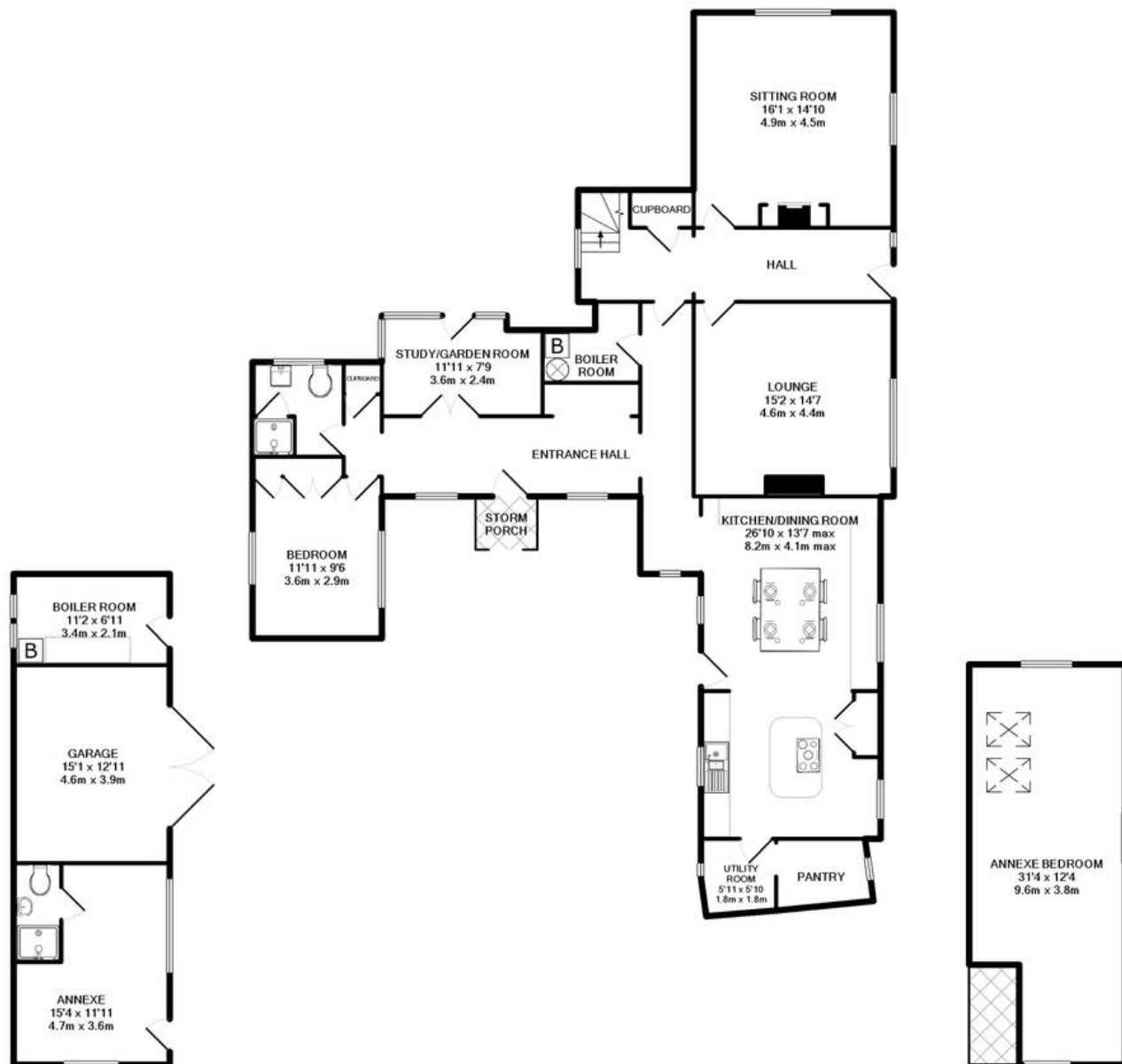
EPC Energy Efficiency Rating: E

- Charming extended and remodelled Grade II listed period cottage
- Lovely accommodation to nearly 3000 square feet, four bedrooms, four bathrooms, three reception rooms
- Detached annex building with gym and large first floor office suite
- Beautiful landscaped gardens, including stunning breeze house, in all just over one acre









GROUND FLOOR
APPROX. FLOOR
AREA 2062 SQ. FT.
(191.5 SQ.M.)



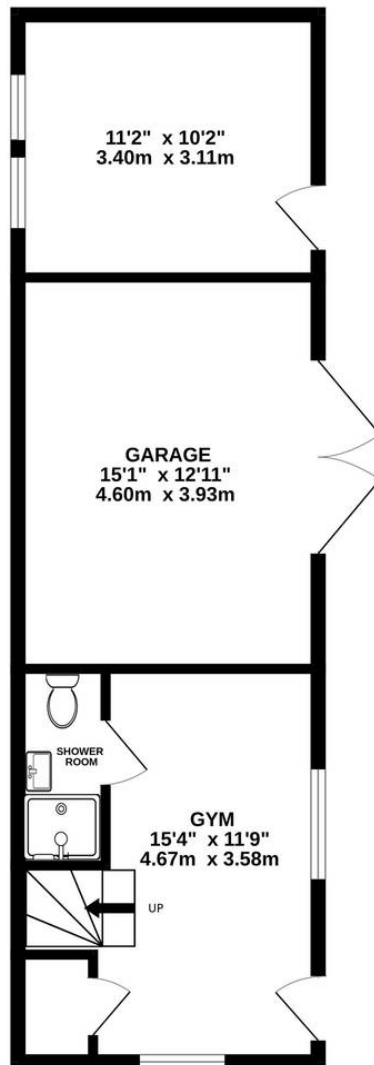
1ST FLOOR
APPROX. FLOOR
AREA 1312 SQ. FT.
(121.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3373 SQ. FT. (313.4 SQ.M.)

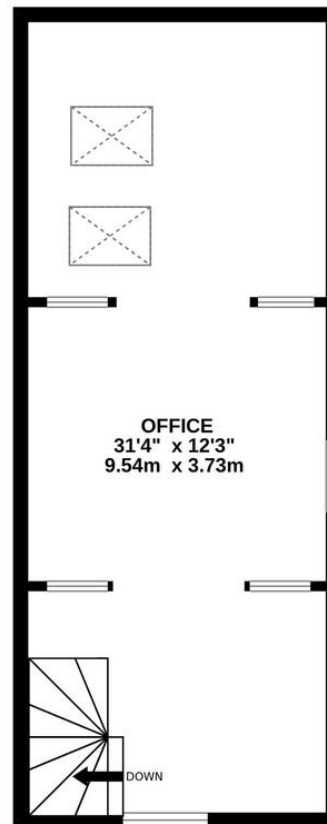
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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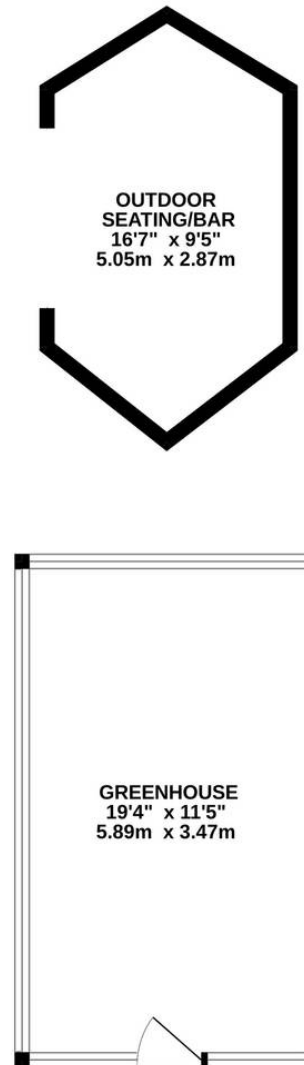
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



OUTBUILDINGS
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

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