



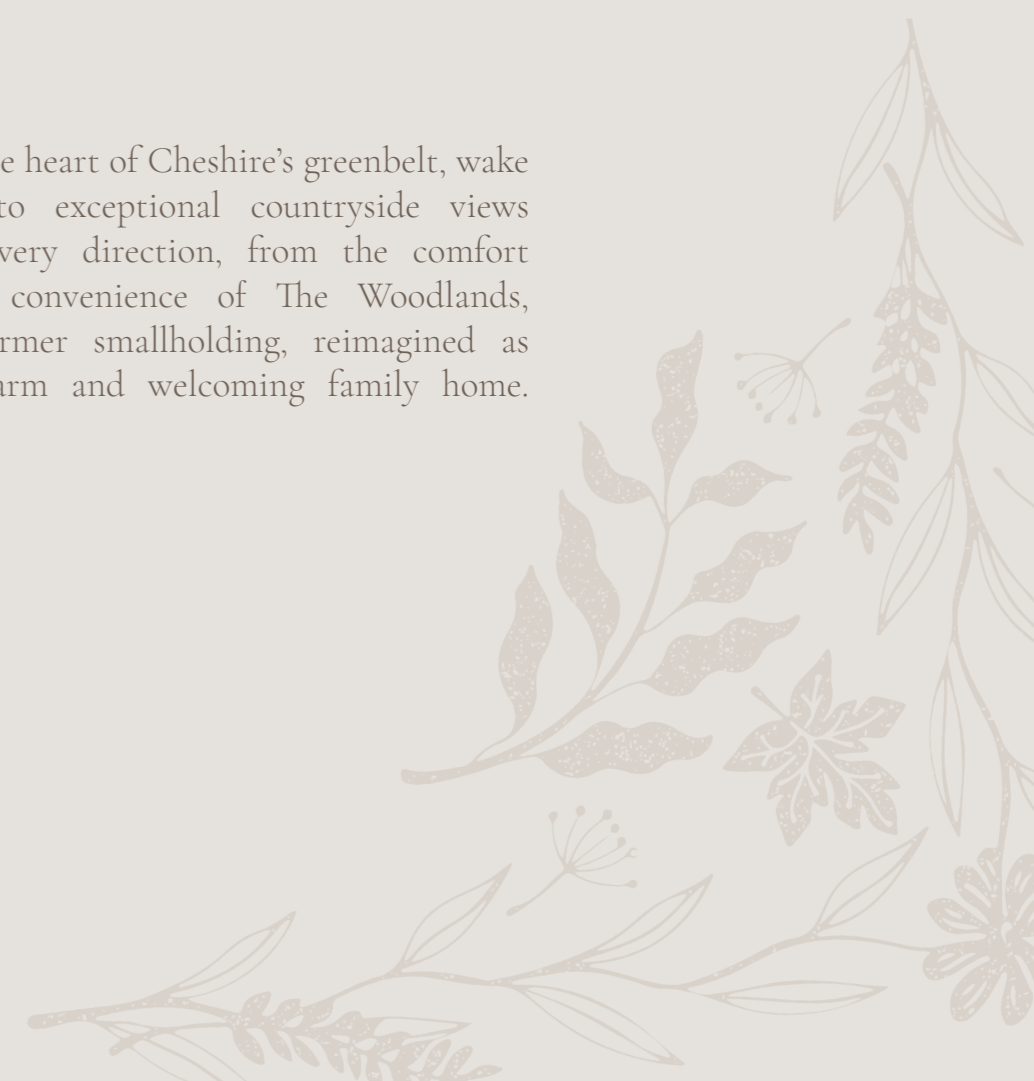
# The Woodlands

STAPLEFORD





In the heart of Cheshire's greenbelt, wake up to exceptional countryside views in every direction, from the comfort and convenience of The Woodlands, a former smallholding, reimaged as a warm and welcoming family home.







## *Secluded, Sought-after Setting*

Within walking distance of Tarvin and just a moment's drive from Tarporley, The Woodlands is a world away from the hustle and bustle, whilst remaining within easy reach of all the nearby schools and amenities.

Pull off the lane, through the electric gates, and along the driveway, lined with golden spruce trees, where there is ample parking on the gravelled area to the front. There is also a double garage.

A home that has remained in the same family since the 1980s, The Woodlands is an ideal home for families seeking space and seclusion in which to enjoy 'The Good Life', whilst remaining within easy reach of town and city amenities. Futureproofed by its current owners, the home offers versatility for use both indoors and out.

*"It's a great place to bring up children, we've had a pony, we've loved every minute of being here."*





## *A Warm Welcome*

A handsome home, capped in attractive gables, make your way indoors via the portico-sheltered front door, which opens to a handy porch. Glass doors ahead allow light to stream through into the entrance hallway; broad, bright and spacious, it is a destination in itself.

Brown tiling continues through from the entrance hallway into the inviting snug to the left. Lightly toned beams dress the ceiling above, whilst large windows intersperse the fresh white walls, delivering an abundance of light. Within the arched fireplace an electric fire adds an ambient glow. This is a delightful reading room, emanating peace and tranquillity.





## *Wine & Dine*

Also from the hallway, the dining area can be found through a door to the left. Brown tiles continue underfoot, with views out over the garden. Opening up beyond, the dining room connects seamlessly with the lounge, where a log burner, nestled within an exposed brick inglenook, serves as a cosy focal point, issuing warmth and welcome.

Snuggle up on the sofa in the winter months, with the impressive garden views preserved by French doors, opening to provide instant access out onto the terrace for alfresco dining in the summer months.







*The Woodlands*

## *Feast Your Eyes*

Across the entrance hall, cook up a feast in the family kitchen where a sociable central island, with space for seating to one end, is brimming with sockets and storage.

Streamlined, handleless cabinetry makes the most of the space, providing an abundance of storage for pots, pans and plates, whilst integrated appliances include an induction hob, microwave-grill, double oven and dishwasher, and an American style fridge-freezer. Bifolding doors connect this spacious kitchen with the large York stone patio to the rear, bringing the outdoors in.

An accessible ground floor shower room can be found off the kitchen, handy for washing down canine companions after a winter's walk in the woodland to the rear. There is also a utility room, plumbed for a washing machine and tumble dryer, with sink, boiler and space for an ironing station.







## Room For All

A separate, spacious sitting room with exposed brickwork, overhead beams and a log-burning stove, provides another space in which to relax and unwind, with ever present vistas out over the garden and trees. Returning to the welcoming entrance hall, the flight of stairs, with its elegantly turned spindles, rises to the first-floor landing.

*"There is a plentiful supply of logs in the woodland."*







*The Woodlands*



## *Tranquillity Awaits*

Turning left, arrive at the master bedroom. Spacious, light and with ample room for wardrobes and drawers, the master bedroom opens up into a dressing room with fitted wardrobes and views out over the garden.

Beyond, the large ensuite offers a private space in which to bathe and relax, with shower, wash basin, WC and further storage.





## Soak & Sleep

The family bathroom can be found to the left of the main bedroom, with a large, freestanding, centrally-filling tub perfect for an indulgent soak. There is also a separate shower, vanity unit wash basin and WC in this spacious bathroom.

Along the landing on the left, the guest bedroom, a good size double with fitted wardrobes, also offers the benefits of a private ensuite, furnished with shower, wash basin and WC. From every bedroom at The Woodlands, windows offer far reaching views over the garden and countryside.

Next door, bedroom four is a comfortable double bedroom overlooking the garden, currently housing a single bed, whilst to the end of the landing, bedroom three is brimming with fitted storage, again with open views.

Finally, arrive at bedroom five, a light filled single bedroom overlooking the garden and trees, which could serve well as a nursery or even as a home office.







## *Sunshine, Shelter & Shade*

Originally a smallholding surrounded by fields, the landscaped gardens at The Woodlands have evolved over the years under the care and attention of the current owners. Former shippens and barns have been replaced by four brick and slate stables, which provide ample storage, offer equestrian opportunities and could serve as additional accommodation in the form of workshops, Airbnb or offices subject to acquiring the relevant permissions. The Woodlands also comes with two fields, one laid to grass at the rear, and another paddock to the front, currently used as a wildlife garden.

Closer to the home, lawns are fringed by beds filled with mature shrubbery and trees, with gravel borders and paved patios allowing you to soak up the sunshine and entertain.

The Woodlands comes replete with its own two acres of woodland, filled with copper beech and oak trees, a haven for wildlife.





*The Woodlands*

## *Amy's Attic*

Above the garage, steps lead up to Amy's Attic, a fantastic, self-contained playroom. Decorated in neutral dove grey, with wooden flooring and a large picture window, there is a kitchenette, ample storage within the eaves and space for a double bed, a sofa and table and chairs.

There is also a shower room ensuite, with a large Velux window drawing in natural light. Subject to planning consents, this spacious playroom could be ideal for guests, Airbnb or as accommodation for an older teenager, offering far-reaching views over the garden and woodland from the balcony.





## Out & About

Peaceful, private and supremely accessible off the lane, regular bus services run hourly along the main road at the top of the lane into Tarporley and Chester, ensuring that whilst being rural, The Woodlands remains well connected and accessible.

Tarvin, close by, is within walking distance should you wish to enjoy an evening of fine food and wine at Cornichon, whilst Tarporley, recently named one of the top places to live in the North West, is less than four miles away and is brimming with boutique shops, bakeries and bars among other amenities including gyms and a highly rated golf course. In nearby Oscroft, you can also find Pryors Hayes Golf Club.

The village of Kelsall, popular among equine enthusiasts, is also a mere mile and a half down the road, home to Kelsall Riding Centre, renowned for hosting competitions and with riding available along the lanes.

Walks can be found in abundance close to The Woodlands, with the well-posted and popular Sandstone Trail, Delamere Forest (with its cycle trails and treetop adventure site) and the Eddisbury Way all within a mile or two of home. In nearby Tarvin, take a stroll beneath the boughs on their award winning woodland walk.

A welcoming neighbourhood, The Woodlands is nestled within an exclusive postcode, enjoying all the benefits of its close proximity to Tarporley, Tarvin and other popular Cheshire villages, whilst retaining an air of seclusion and tranquillity.

Pay a visit to the extremely popular Okells Garden Centre, just a couple of hundred yards away down the lane, and browse the wide ranging selection of indoor and outdoor plants before calling in for a coffee at their popular cafe.

Families are perfectly placed, with a range of excellent primary schools nearby, including local school Duddon St Peter's C of E Primary School, alongside schools in Tarvin and the popular local secondary school in Tarporley. For fee-paying schools, the Cheshire area is renowned for its high standard of independent schools including The Grange in Hartford and the acclaimed King's and Queen's schools in Chester.

A beautiful home in a picturesque setting, The Woodlands is a superbly designed family home ready to embark upon its next chapter.

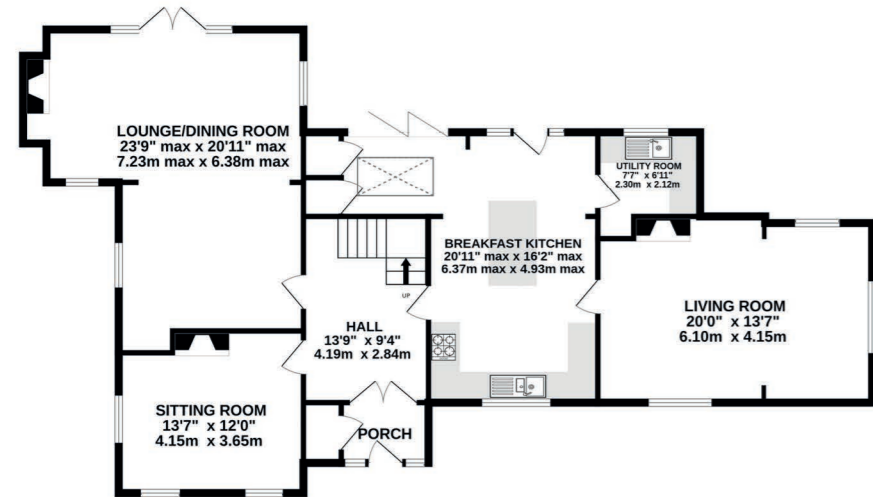
\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. \*\*



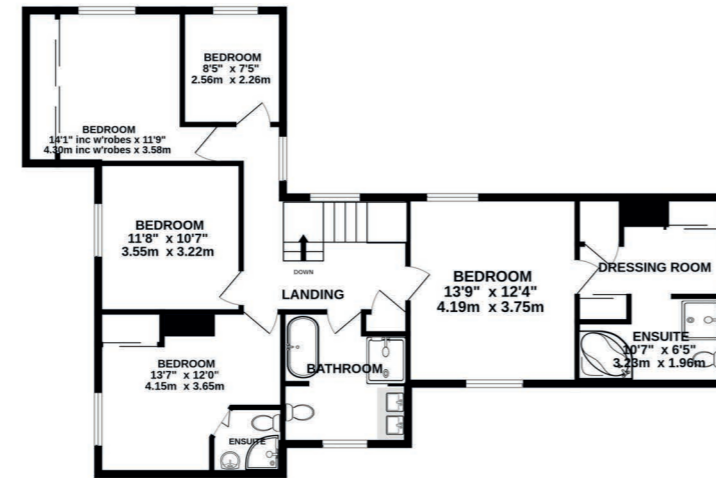




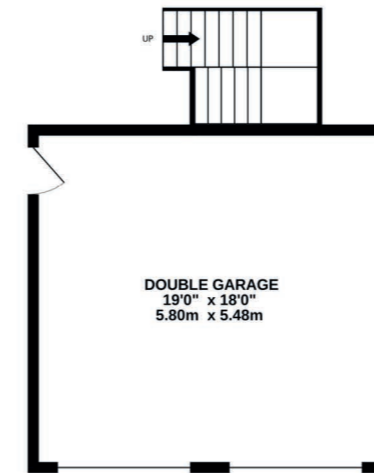
**GROUND FLOOR**  
1315 sq.ft. (122.1 sq.m.) approx.



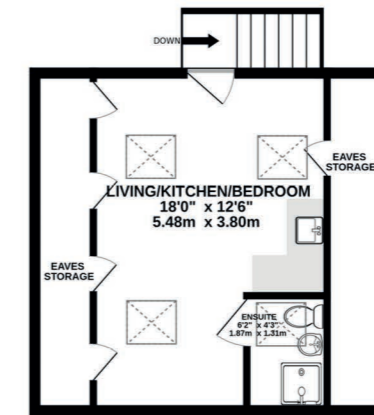
**1ST FLOOR**  
1004 sq.ft. (93.3 sq.m.) approx.



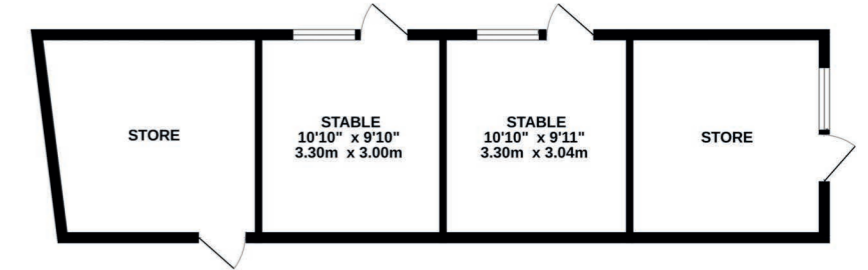
**GARAGING**  
342 sq.ft. (31.8 sq.m.) approx.



**ANNEXE**  
342 sq.ft. (31.8 sq.m.) approx.



**OUTBUILDINGS**  
448 sq.ft. (41.6 sq.m.) approx.



**TOTAL FLOOR AREA: 2318 sq.ft. (215.4 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

**OUTBUILDINGS TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.**

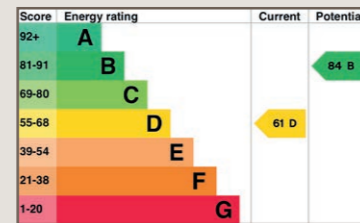
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## Specifications.

- Private and picturesque countryside setting
- 2318 square foot 5 bedroom house
- A further 1132 square feet of outbuildings
- Approximately 6.5 acres of land
- Stables and paddocks provide equestrian possibilities
- Flexible reception rooms
- Potential for an annexe

See Phil's  
Video  
Tour



Unable to locate the property?  
Try [what3words](#)

 [skate.eyelid.outdoors](#)

## Ask the Owners

Where do you go when you need...



Groceries?

Tarvin Village or Tarporley



A walk?

Award Winning Tarvin Woodland  
Walk or Delamere Forest



A bite to eat?

The Morris Dancer in Kelsall,  
Cornichon in Tarvin or The Boot  
Inn in Willington



A day out with the family?

Chester Zoo, Crocky Trail or  
North Wales



School?

Tarvin, Duddon or Tarporley  
Primary School, The Grange  
School or Tarporley High School



# *The Woodlands*

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