

OAK HOUSE  
E A T O N





## CONVENIENT COUNTRY SETTING

Just minutes' drive from Tarporley's bustling high street and the convenience of city links, discover the peace and tranquillity of rural living with views in every direction, at Oak House.

Surrounded by fields and set to a soundtrack of nature, leave the pace of the wider world behind as you enter an oasis of calm. With only two owners in its history, the serenity of the setting is merely one element to its unique charm. Tucked away along a gravel driveway and hidden behind high hedging, inside, Oak House is invitingly spacious; a home of well-proportioned, light-filled rooms without compromise.

Parking is available on the driveway or within the double garage, where there are electric points should you wish to install an EVC.





## A GRAND ARRIVAL

Make your way to the front door, opening to the spacious entrance hall, where oak flooring extends underfoot. A central, sociable hub, with room for all. At family gatherings congregate here for drinks and nibbles with friends. Large enough to accommodate a tree at Christmas, it is the ideal place to meet and greet.

On the left, an inner hallway provides access to the cloakroom on the left, where sandy toned tiling coats the walls and floor and appliances include Villeroy and Boch wall mounted WC and wash basin.





## PEACEFUL PLACES

Peacefully tucked away from the main flow of the reception rooms, arrive at the home office. Beautifully furnished with fitted drawers, shelving and desk space, light streams in from windows to two sides. A quiet, restful room in which to work from home and admire the wildlife as birds and rabbits frequent the foliage and trees.

*“In autumn, the berries come out and attract the birds.”*



## SERENE SPACES

From the entrance hall, entertain and unwind in the lavishly sized lounge, a room of grand proportions, dressed in neutral, peaceful tones and warmed by a log-burning stove, inset within an attractive stone surround. Windows to both sides of the fireplace invite light, whilst large, French doors draw the outdoors in, opening to the broad patio; a perfect place for sipping on a sundowner with views out over the large, striped lawn.

*“It’s a great family home where you can choose to all be together and also to be separate.”*

Cosy in the winter, fresh and light in the summer, this spacious, carpeted lounge offers all- season enjoyment and comfort.





## WINE AND DINE

Oak flooring continues from the entrance hall through into the dining room, where French doors again offer that instant connection to the outdoors. Perfect for both formal and alfresco dining and entertaining, lay the dining table for a buffet as guests mingle and flow indoors and out.

The heart of the home, country vibes emanate from the Shaker-style cabinetry of the kitchen, where farmhouse-feel warmth radiates from the Aga. Sense the natural draw of this family space, where children can play games in the snug area as dinner is prepared, or help, gathered around the island.





## FAMILY TIME

Storage is plentiful, with ample preparation space on the marble worktops. Well thought out, built-in wooden chopping boards highlight the meticulous care and consideration behind the design of this kitchen. French doors open to the patio, providing access out for children in the summer months.

Appliances include a built-in fridge, dishwasher and Neff microwave, whilst in the handy utility room, there is space for a freestanding fridge-freezer, full height storage and even a Neff oven and induction hob, ideal for the summer months.





## SAVOUR THE VIEW

From the entrance hall, ascend the stairs to the large and light first-floor landing, where far reaching views extend over to Congleton. Warmed by the morning sunrise, in autumn, admire as the mist blankets the fields in the distance.



Make your way through to the right to discover the first of the spacious, double bedrooms. Fitted furniture provides ample storage whilst country vistas await from the window. Freshen up in the Jack 'n' Jill wet room shower ensuite, also furnished with wash basin and WC, before continuing through into the connecting double bedroom, currently serving as a lounge.

Carpeted once again in cream tones, this spacious bedroom features fitted cabinetry, currently serving, in part as a media wall with room for a 55" television. Ideal as a lounge or dressing room for a guest suite, this room can easily be returned to its original function as a bedroom by reattaching the cupboard doors, currently in storage. Views feature out over the extensively sized rear garden.





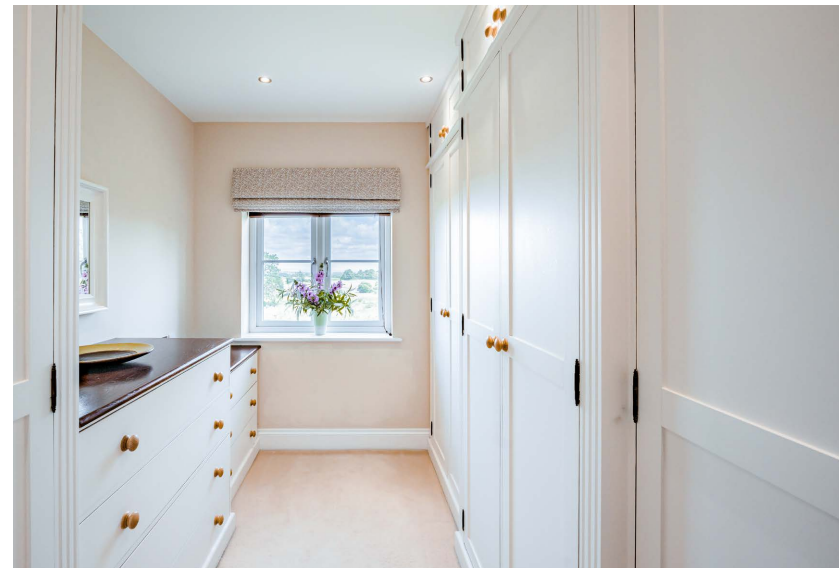
## LIGHT-FILLED LIVING

Coming out of this bedroom, directly across from the stairs, discover a third double bedroom, dressed in soothing, neutral shades and offering enchanting views out over the garden and countryside. So peaceful and private, every room at Oak House features a view.

Refresh and recharge in the ensuite, furnished with a bath, separate shower, wash basin and WC, and again overlooking the private garden. Plenty of storage can be found in this bedroom's walk-in wardrobe.







## SPACIOUS SANCTUARY

Privately nestled away from the guest bedrooms, seek sanctuary in the master suite. This capacious and light-filled room serves as a tranquil hideaway. Open, light and clutter free, a large dressing room affords extensive storage space, leaving the views from the three windows to take centre stage in the main bedroom.

Views await from the bathroom too, fully tiled, spacious, light and furnished with centrally filling bath, wall mounted WC and vanity unit wash basin.



## ENTERTAINING HAVEN

Outside, the exceptionally sized garden is great for entertaining, with the large patio – accessible from the lounge, dining room and kitchen – perfect for pizza parties and barbecues. Seek shelter and shade from the summer sunshine beneath the covered canopy, situated next to the outbuilding, which holds scope for further development, perhaps into an artist's studio, yoga retreat or garden bar.

Wrapping around the home, the garden is low maintenance, largely laid to lawn with plenty of space for a football net or cricket stumps.

Borders planted with catmint and daisies provide perennial colour. Timeless in its grandeur and simple elegance, there are plans to landscape and create different 'rooms' within the garden.



## OUT AND ABOUT

Nestled in the heart of the Cheshire countryside, Oak House enjoys the best of both worlds; just a five-minute drive to the nearby village of Tarporley, where you can call in for your essentials at the Co-op or enjoy a quiet glass of wine at one of the relaxed and inviting bars. Head for a thirst quencher at your local pub, the Fox and Barrel, with The Little Tap in Tarporley and The Dysart Arms in Bunbury also available close by.

With walks from the doorstep, wander to Tarporley, via the golf course, leaving the car at home. Stretch your legs with a stroll along the Sandstone Trail, leading towards Peckforton and Beeston Castles, with a perfect pit stop at The Pheasant for a refreshing drink. Delamere Forest is only a ten-minute drive away, providing easy access to beautiful woodland walks.

The area around Oulton Park offers additional walking opportunities, while motorsport enthusiasts will appreciate the free residents' passes to Oulton Park. Families are well-catered for by numerous nearby schools, including Tarporley High School, renowned independent school The Grange, alongside several well-regarded local primary schools. Sir John Deane's Sixth Form is also highly esteemed, providing excellent educational opportunities for older students.

Ideal for commuters, from Oak House you can travel conveniently into nearby Manchester and Liverpool in under an hour.

At Oak House, nestled in your own private world, relish the tranquillity of country living while staying well-connected to the conveniences of towns and cities. A place where every day feels like a holiday and where each season unveils its own distinct beauty, Oak House, with its well-proportioned spaces, offers room for a family of all ages to flourish.



## ASK THE OWNERS

Where do you go when you need...



### *Groceries?*

There are a selection of shops on Tarporley High Street, including The Hollies Farm Shop and Co-op



### *A local pub?*

The Fox and Barrel in Cotebrook



### *A walk?*

There are lots of lovely walks in and around Eaton



### *A day out with the family?*

Delamere Forest



### *A bite to eat?*

The Fishpool Inn in Delamere



### *School?*

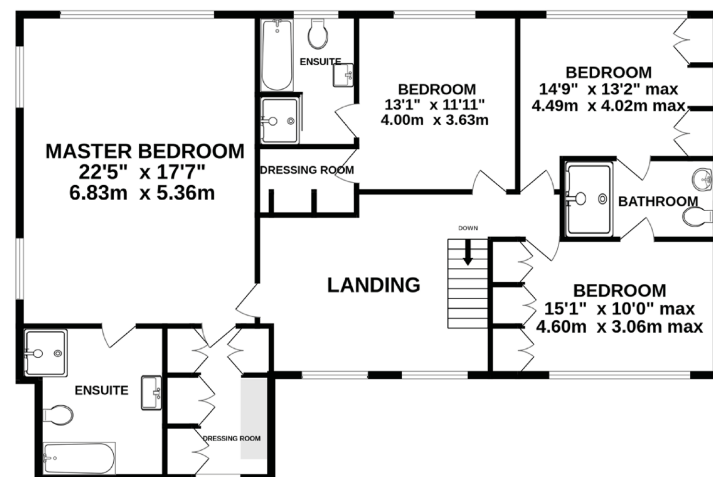
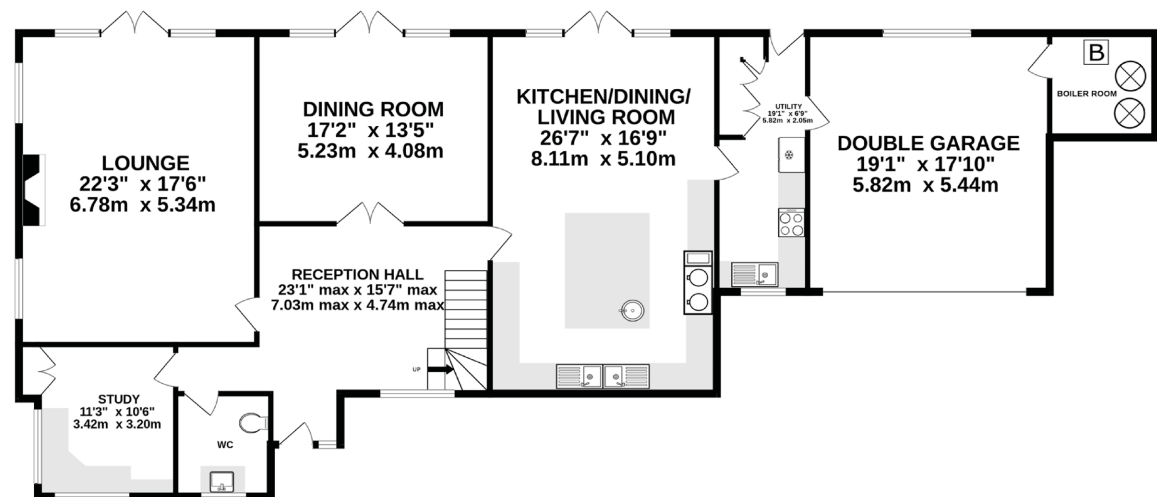
Eaton Primary School or Tarporley High School



# SPECIFICATIONS

GROUND FLOOR  
2038 sq.ft. (189.3 sq.m.) approx.

1ST FLOOR  
1500 sq.ft. (139.3 sq.m.) approx.



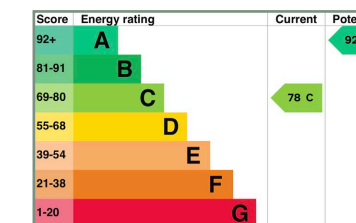
**TOTAL FLOOR AREA: 3538 sq.ft. (328.7 sq.m.) approx.**

**EXCLUDING GARAGE: 3211.39 sq.ft. (297.04 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.

- Unique, charming home in the picturesque village of Eaton
- Private 1.05 acre plot
- Splendid rural surroundings
- 4 bedrooms and 3 bathrooms
- Integral garage
- Just a five-minute drive to the thriving village of Tarporley
- Conveniently placed for nearby amenities and transport links

See Phil's  
Video  
Tour



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