



JARRAD HOUSE
TATTENHALL



Welcome to Jarrard House, a testament to luxury family living nestled within a peaceful private enclave at Oak Ridge Court. This impressive home forms part of an exclusive development of just three residences, each carefully designed with wellbeing and quality at its heart.

The developers have expertly blended luxury living with sustainability, featuring an EV charging point, solar panels, air source heating controlled by the Heat Miser App and an A-rated EPC. There is an opportunity for off-grid periods and ultra-low energy bills in all seasons, should you wish to add a battery.

Come on in...



As you step into the light-filled hallway, sense the inviting warmth of the home. Natural light pours in, highlighting the oak staircase rising to the first floor. The ground floor exudes a sense of continuity and sophistication, with Karndean flooring flowing seamlessly throughout, adding a touch of luxury while also ensuring durability and easy maintenance, perfect for family living.

The carefully designed layout of Jarrad House ensures social spaces for the family to gather, promoting togetherness while guaranteeing both privacy and flexibility. Towering windows and bi-fold doors flood the home with glorious sunlight and create a seamless connection to the outdoors. Innovative construction techniques, including solid block and beam construction, provide a sturdy feel as you move through the home, while enhanced sound insulation between the ground and first floor also helps create a tranquil environment.

Turn left and discover the study, nestled in a quiet corner of the home. With leafy views out to the front, the study is an ideal spot to work from home. With ultrafast fibre broadband, further enhanced by a Deco Mesh network, you'll experience uninterrupted high-speed wifi coverage throughout the home.



The Heart of the Home



The living-dining-kitchen leads out to the paved patio and lawn through the bi-fold doors, blending indoors and outdoors living, where you can enjoy alfresco dining. There is also a separate utility room equipped with plumbing for a washing machine, enhancing the home's functionality.



Turning left from the study, head into the show stopping living-dining-kitchen, the true heart of the home. This room features a vaulted ceiling and full-height glazing that floods the space with natural light. The sleek, deep green cabinetry is complimented by quartz worktops, while a central island separates the kitchen from the living-dining area, making it an excellent space for entertaining.

Manufactured by a multi-award winning German company, the kitchen ensures the highest quality and innovative storage solutions. The built-in double oven at eye level, induction hob and Quooker tap offer ultimate convenience, making your cooking experience both effortless and enjoyable.

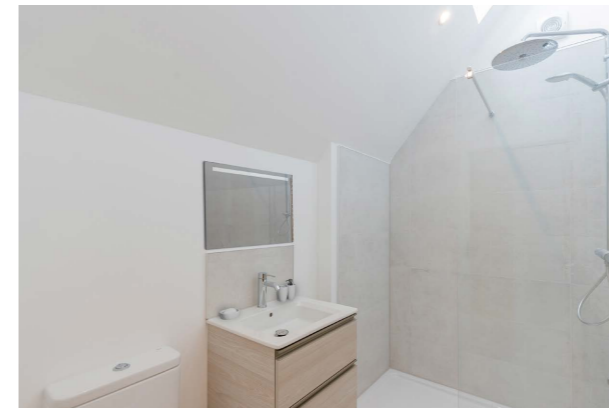




Versatile Living



Make your way round the patio to the right to find another set of bi-fold doors inviting you into the living room, connecting further sociable spaces in the home to the garden. The spacious and cosy living room offers a place to relax and entertain. Whether you are hosting a movie night, enjoying your favourite TV show, or simply unwinding with a book after a busy day, this versatile room adapts to the ever changing needs of family life.



Head back to the entrance hall and ascend the stairs to the first floor landing. Turning right, you'll find the first of five bedrooms, a haven of tranquillity. Bathed in natural light through the box bay window, enjoy leafy views of the open field opposite. Complete with its own private ensuite shower room, this bedroom is the perfect blend of comfort and convenience.

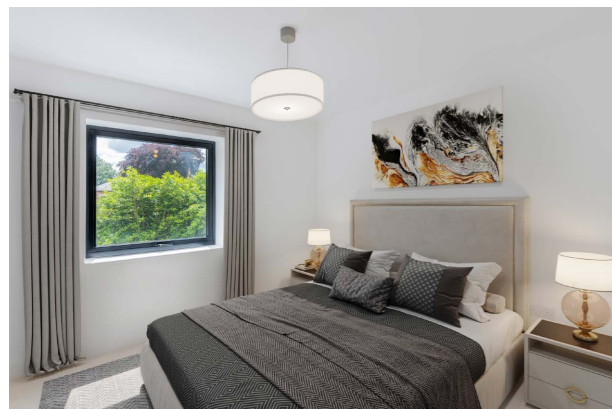


Rest and Relaxation



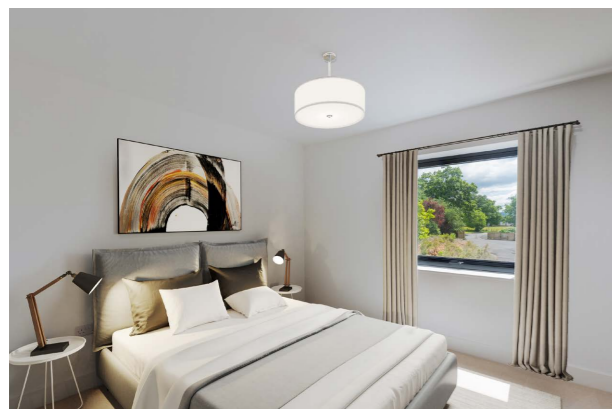
Ascend the stairs once more to the second floor where you will discover the fifth bedroom nestled in the eaves.


Flooded with natural light from floor-to-ceiling windows, this room offers a bright and serene atmosphere, perfect for relaxation. Bedroom five also boasts its own ensuite, providing privacy and convenience.



The family bathroom features high specification Roca Sanitary Ware, complimented by Grohe fittings and vanity units that add both a touch of luxury and functionality.

Next door, bedroom two is a spacious double with views out to the garden. This bedroom also features its own ensuite, making it an ideal retreat for guests or older children who like their own privacy. A further two bedrooms can also be found on the first floor, both thoughtfully designed to offer comfort and privacy, providing ample space for family members or guests.





The large garden is a secluded oasis, enclosed by fencing and established hedges for added privacy. Spanning the rear of the property, the patio seamlessly extends from the living-dining-kitchen to the living room, perfect for al fresco lunches or gatherings with friends and family.

To the front of the property, the double garage has 2 remote-controlled doors and two Velux windows, providing ample natural light. An additional loft room in the garage is also available as an optional extra, perfect for storage or conversion into a home office or gym. Additional parking spaces and an EV charging point is also available.

Out and About

Discover the vibrant village of Tattenhall on your doorstep, just a 2-minute stroll from Jarrad House, where you will find a rich community spirit. You are spoilt for choice in the village with a wide selection of shops, restaurants and coffee shops, providing something for everyone.

Call in at the weekly Tattenhall market every Friday which offers a variety of local and home made produce including artisan jams, cakes and homemade crafts. There are also opportunities for leisure with a local cricket club and football ground nearby.

Enjoy a walk along the Shropshire Union Canal and reward yourself at The Shady Oak pub in Tiverton. Alternatively, make your way to the Cheshire Sandstone Trail, a walk of varied terrain that is great for families and dog walkers alike. For family adventures, Beeston Castle is also on the doorstep, alongside the ever popular Ice Cream Farm serving more than 50 flavours of award-winning Cheshire Farm Ice Cream in what is officially the world's biggest ice cream shop!

Families are well served by nearby schools, both state and independent, including Tattenhall Park Primary School, Sandy Bears Nursery and Pre-School, The King's and Queen's Schools in Chester, Abbey Gate Independent School in Saughton, Christleton High School in Chester or Tarporley High School.

You are conveniently placed to nearby motorway connections via the A41, making it an easy commute to the likes of Manchester or Liverpool. Chester is also just 8 miles away. You are well connected by rail with services from Chester train station, including a direct service to London Euston.

"Jarrad House is the perfect future proof home for a family seeking luxury, sustainability, and convenience in a fabulous Cheshire village."

Ask the Owners

Where do you go when you need...



A walk?

The Shropshire Canal or the Sandstone Trail



A bite to eat?

The Pheasant Inn in Tattenhall



Groceries?

SPAR in Tattenhall



A day out with the family?

Tattenhall Marina, The Ice Cream Farm or the Crocky Trail



A local pub?

The Shady Oak in Tiverton



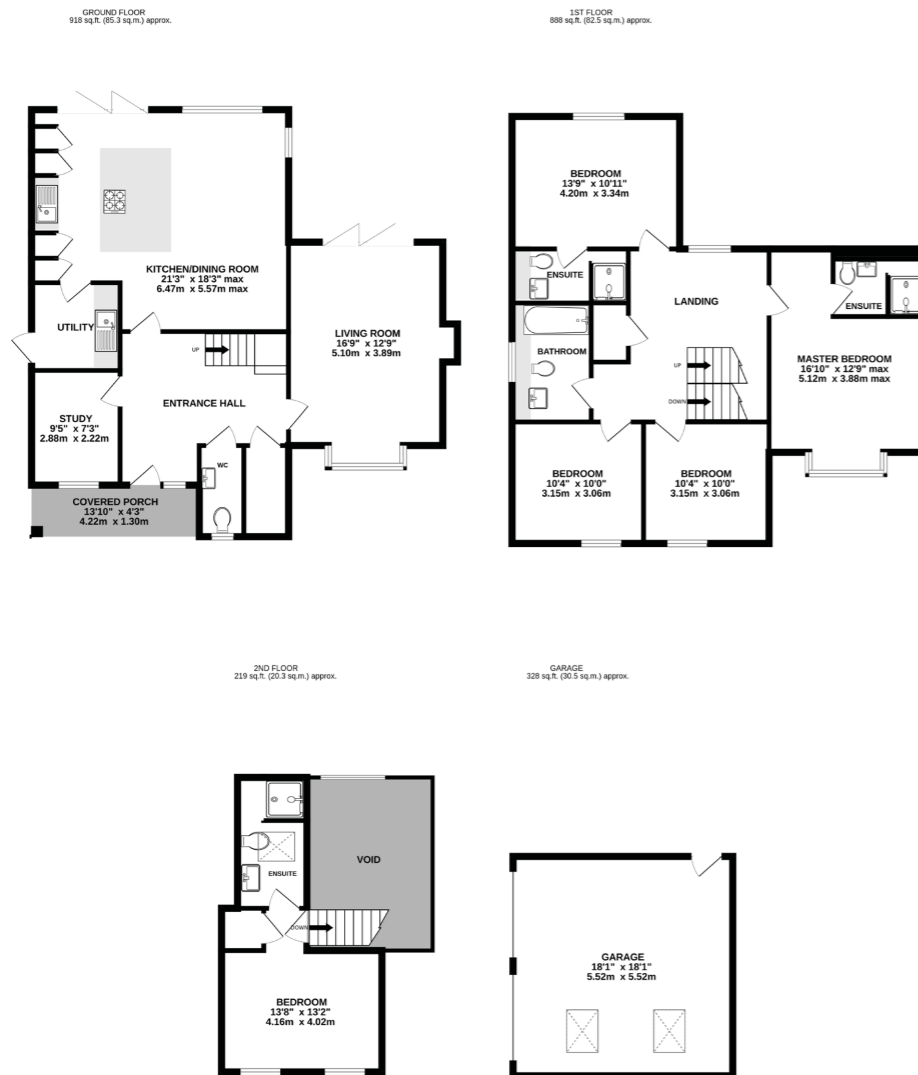
School?

Tattenhall Park Primary School, Christleton High School or Tarporley High School



Specifications

- Private cul-de-sac location in the vibrant village of Tattenhall
- 2024 square feet of internal living space
- Immaculately presented with a high specification throughout
- EV charging point
- Solar panels
- Air source heat pump
- 94 rated EPC
- 5 double bedrooms and 4 bathrooms
- Large, private garden
- Excellent transport and commuter links

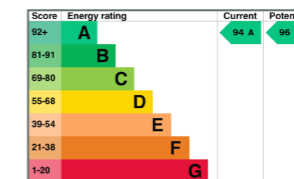


TOTAL FLOOR AREA: 2352 sq.ft. (218.5 sq.m.) approx.

EXCLUDING GARAGE: 2024 sq.ft. (188 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.

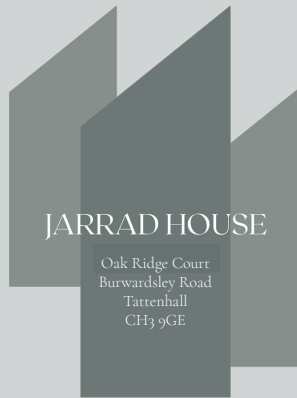
See Phil's
Video
Tour



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