



Stanthorne Villa, Birch Lane | Stanthorne | CW10 9JR

EDWARD
mellor



Features

- A period and extended detached family house
- Four reception rooms and fitted kitchen
- Four double bedrooms and two bathrooms
- Large garage and excellent off road parking
- With beautiful farmland views at the rear

Imagine a traditional period house that exudes charm and character together with picturesque rural views across farmland. Stanthorne Villa is a spacious residence from the late Victorian/ early Edwardian era which has been designed to accommodate modern living while preserving its historical integrity. A two storey

extension seamlessly integrates with the original building and the well presented layout comprises : Entrance hall with minton tiled floor, living room with working fire, impressive open plan dining/breakfast area area with fitted kitchen, study/sitting room perfect as a work from space, lovely conservatory overlooks the garden with views,

cloakroom and utility room. To the first floor there is a large master bedroom with en suite, 3 further double bedrooms and feature bathroom with slipper style bath and walk in shower. Outside with a large garage, ample off road parking and attractive rear gardens.

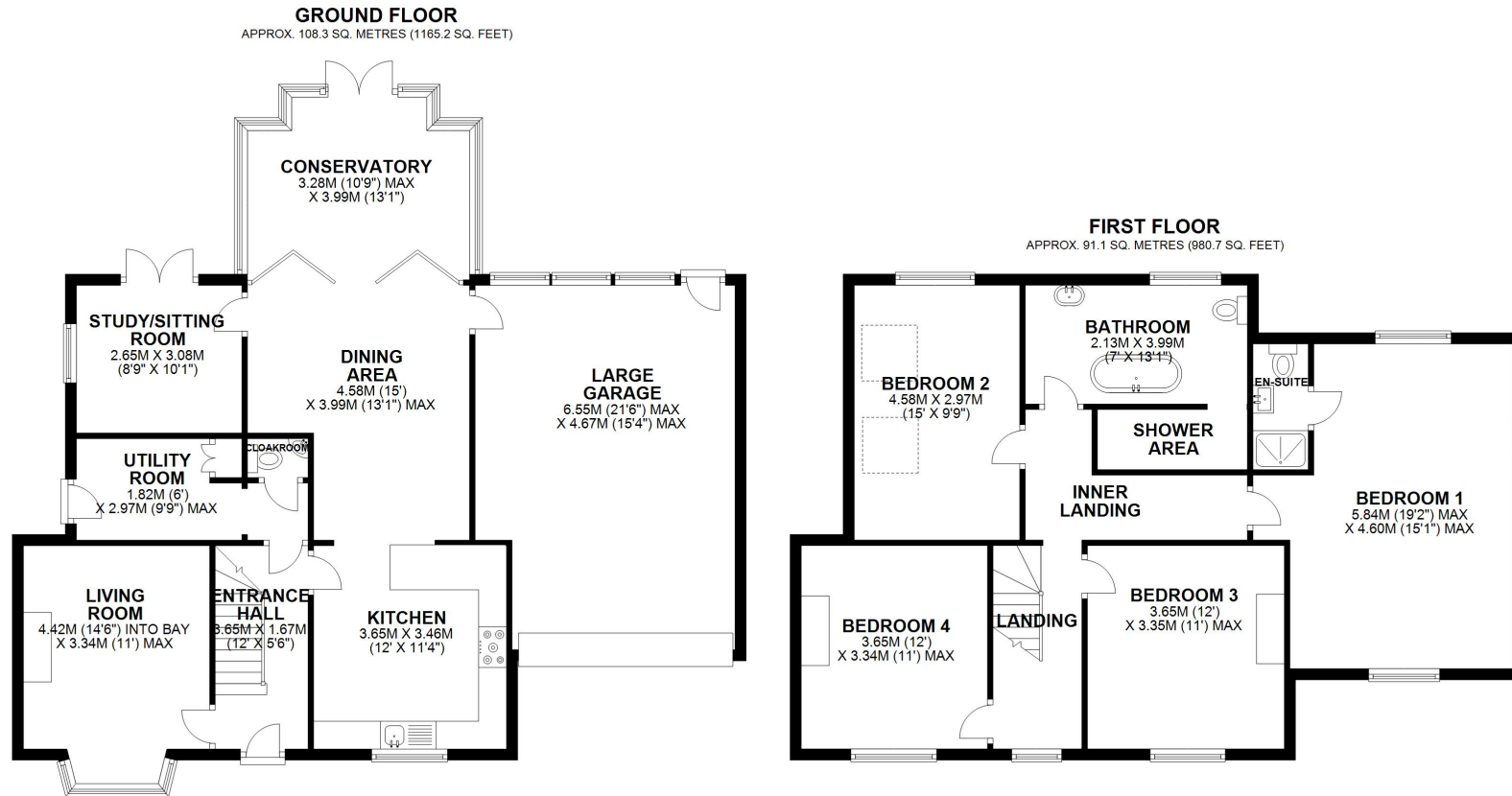


With delightful views to the rear and one side, the property lies in a much favoured and well established country lane setting Around one mile away is Middlewich town centre which offers an excellent range of shopping and leisure facilities. The town of Northwich is just 5.6 miles away. This is a perfect location for the business traveler as the M6 motorway is around 3 miles and links to several commercial centres throughout the north west. In contrast there is easy access to beautiful open countryside with many walks and cycle rides freely available.

SERVICES: Mains water, electric and gas. Drainage by septic tank. Please note the septic tank is a private independent system newly installed in March 2022 meeting with current regulations. **TENURE:** We are informed that the property is Freehold **NOTE** We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council tax band - E . Energy Efficiency Rating - E

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL AREA: APPROX. 199.4 SQ. METRES (2145.9 SQ. FEET)

Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

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