



**GASCOIGNE
HALMAN**

THE COTTAGE, OAKMERE HALL, OAKMERE

THE AREAS LEADING ESTATE AGENT



THE COTTAGE, OAKMERE HALL, OAKMERE

Competitively priced, offered with no chain and worthy of immediate inspection, a unique single storey cottage of 1423 square feet in a spectacular setting, with walled garden and two double garages

Directions

From Tarporley, leave the High Street towards Chester and upon reaching the Tarporley roundabout take the third exit on to the A49 in the direction of Warrington.

Continue on this road passing the Fox and Barrell Pub and Murco Petrol Station on the right and carry straight on at the traffic lights shortly after the Tarporley Garden Centre.

At the next set of traffic lights (junction with the A556 Shell petrol station visible) turn left in the direction of Chester. After a short distance take a right turn (entrance to Oakmere Hall) and continue along the sweeping tree lined driveway.

Park in the area opposite the main Hall and walk to the subject property, which has its main access door round the back, adjoining the landscaped communal grounds.





No chain, competitive price, viewing essential

Unique single storey cottage in outstanding location

South facing private walled garden

Superb position with 14 acres of beautiful communal grounds

Two Double Garages

Circa 1423 square feet of well planned space

Private south west facing garden

Three bedrooms, two bathrooms

Open plan reception room and breakfast kitchen

Residents and visitor parking area

**COMMENT FROM ROBERT REED OF GASCOIGNE
HALMAN**

The sweeping tree lined drive leading to Oakmere Hall is both inspirational and beautiful. It truly sets the scene for what is a unique concept and an exceptionally rare opportunity to purchase what could reasonably be described as a portion of old stately England. The location is central, being within forty minutes drive of two international airports and just ten minutes from Delamere Forest.

The subject property is offered with no ongoing chain, has been priced at a deliberately fair level and a viewing is essential to fully understand the rarity value of what is on offer here.

Since its creation in 1990, this bespoke development at Oakmere Hall has established itself as a premier example of its type in this part of Cheshire.

The subject property is unique and has numerous features that make it particularly appealing and saleable. Being positioned next to the hall but fully detached from it, this lovely home will be of particular appeal to those who want a single storey dwelling. One constant throughout my career is that these are always in demand!

The Cottage has full access to the fourteen acres of communal land and gardens, which are truly beautiful and superbly landscaped with an exceptional variety of specimen trees plus other flora and fauna. This tranquil area is frequented by much wildlife and the bluebell wood and lake offer a genuinely rare external setting.

However the real delight of the cottage is that it has its own south west facing private courtyard garden, which is delightfully planned and affords a perfect space for al fresco dining and outdoor entertaining with friends.







There is a dedicated area for parking for The Cottage and hall residents. For the car enthusiast or those who have significant amount of items to store, the presence of two double garages will be a major benefit.

The cottage has its own front entrance door, with no communal element and there is direct access from the cottage to both the private garden and communal grounds.

The accommodation opens with a lovely entrance vestibule that has a stable door leading directly to the outstanding grounds. The entrance hall is L-shaped and leads to all living spaces and bedrooms. The principal reception room is a large open plan living/dining room that has a superb feature fireplace and doors which open onto and overlook the private walled garden. The breakfast kitchen is also well proportioned, has a comprehensive range of units and ample space for table and chairs.

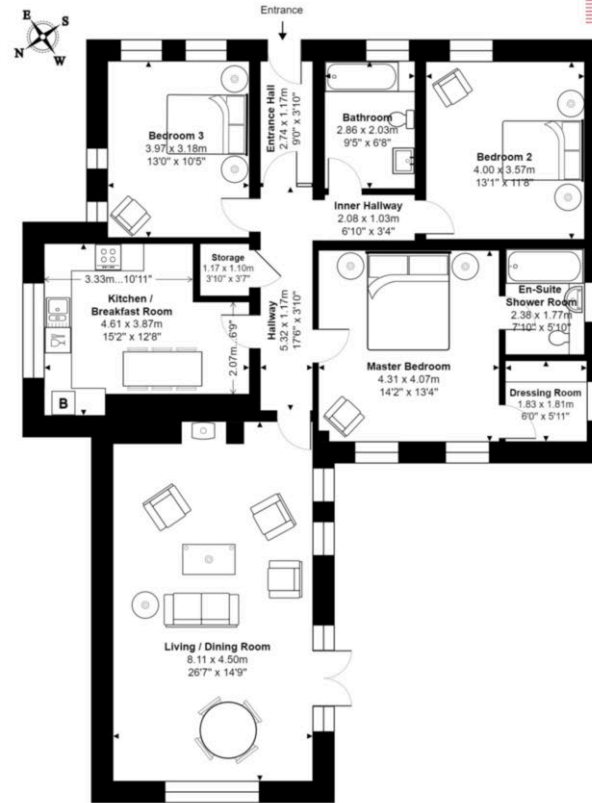
The master bedroom has two features of note, they being a substantial walk in wardrobe and a spacious well equipped en suite facility. There are two further large double bedrooms which are served by a family bathroom. It is worthy of note that many of the windows enjoy excellent aspects of the well wooded and mature grounds.

This could be an ideal home for those with a desire to enjoy an exceptional setting, normally the preserve of an elite.

Close to the two double garages allocated to The Cottage is the Oakmere Hall Community room, with residents having the use of this communal entertaining building with its own party room, bar, cloakroom and table tennis room. The community room is booked by residents in advance.

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarporley office.





THE COTTAGE, OAKMERE HALL, CHESTER ROAD, OAKMERE,, CHESHIRE, CW8 2EG

Approximate Gross Internal Area: 132.2 m² ... 1423 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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