



**GASCOIGNE
HALMAN**

PIKE LANE, KINGSLEY

THE AREAS LEADING ESTATE AGENT



| HIGH QUALITY, BESPOKE NEW BUILD HOUSES IN A SECLUDED VILLAGE SETTING

PIKE LANE, KINGSLEY

£875,000

Two beautifully crafted new build detached homes set in a secluded gated enclave, in a much sought after rural village, on the edge of open countryside.

Mulberry House and its neighbour, Maple House, are two bespoke homes recently built by local developers, IJA Developments. They have been built to a design and a specification demonstrating an unstinting obsession for quality in every possible respect.

Externally, these distinctive homes stand out for all the right reasons. High quality Kasandra brickwork has a weathered pointing finish, feature brickwork detailing and stone cills. This is complimented by a Redland duo plain tile roof that has an extra 10 year warranty which, together with pvcu soffit boards, fascia, windows and doors should lead to decades of maintenance free living.

Internally, the standards are just as high and the entire specification is first class. Porcelanosa kitchen and bathroom fittings are adorned with the finest porcelain tiling. There are built in appliances by AEG including fan and combination ovens, plate warmer, wine cooler, larder fridge and freezer and dishwasher. There is also a built in Elica Nikola Tesla downdraft induction hob.



TWO BESPOKE DETACHED HOMES

CRAFTED BY LOCAL BOUTIQUE DEVELOPERS

SECLUDED GATED SETTING

CLOSE TO VILLAGE FACILITIES AND OPEN COUNTRYSIDE

OUTSTANDING QUALITY THROUGHOUT

PORCELANOSA KITCHEN AND BATHROOMS

LUXURY TILING

EFFICIENT GAS FIRED HEATING

EXCELLENT EPC RATING OF B

LARGE OPEN PLAN KITCHEN/LIVING ROOM

SOUTH FACING REAR GARDENS

DOUBLE GARAGE AND AMPLE PARKING

PIKE LANE, KINGSLEY

The ground floor layout is ideal for modern family living. There is a wide and welcoming entrance hallway with a cloakroom/WC. The lounge is a great size and has the provision and a flue for a multi fuel stove or alternative by agreement. At the heart of the home is the impressive open plan kitchen/dining and living room. Extending to around 500 sq ft (46 sq m) there is plenty of room for large family gatherings and full width bi-folding doors allow a seamless connection onto the South facing rear garden.

A separate boot/utility room has bespoke fitted furniture, useful built in storage and space for laundry appliances.

The first floor offers four large double bedrooms. The principal bedroom has a walk in wardrobe and luxury en-suite shower room, bedroom 2 also has its own en-suite shower room with the remaining bedrooms having shared access to a spacious family bathroom. There are high standards of thermal insulation and an efficient gas fired Worcester boiler with zoned under floor heating to the ground floor. This results in both warmth and efficiency and an excellent EPC rating of B.

On-site parking is generous with a wide Marshalls block paved driveway to the front leading to an integral double garage with electrically operated door.

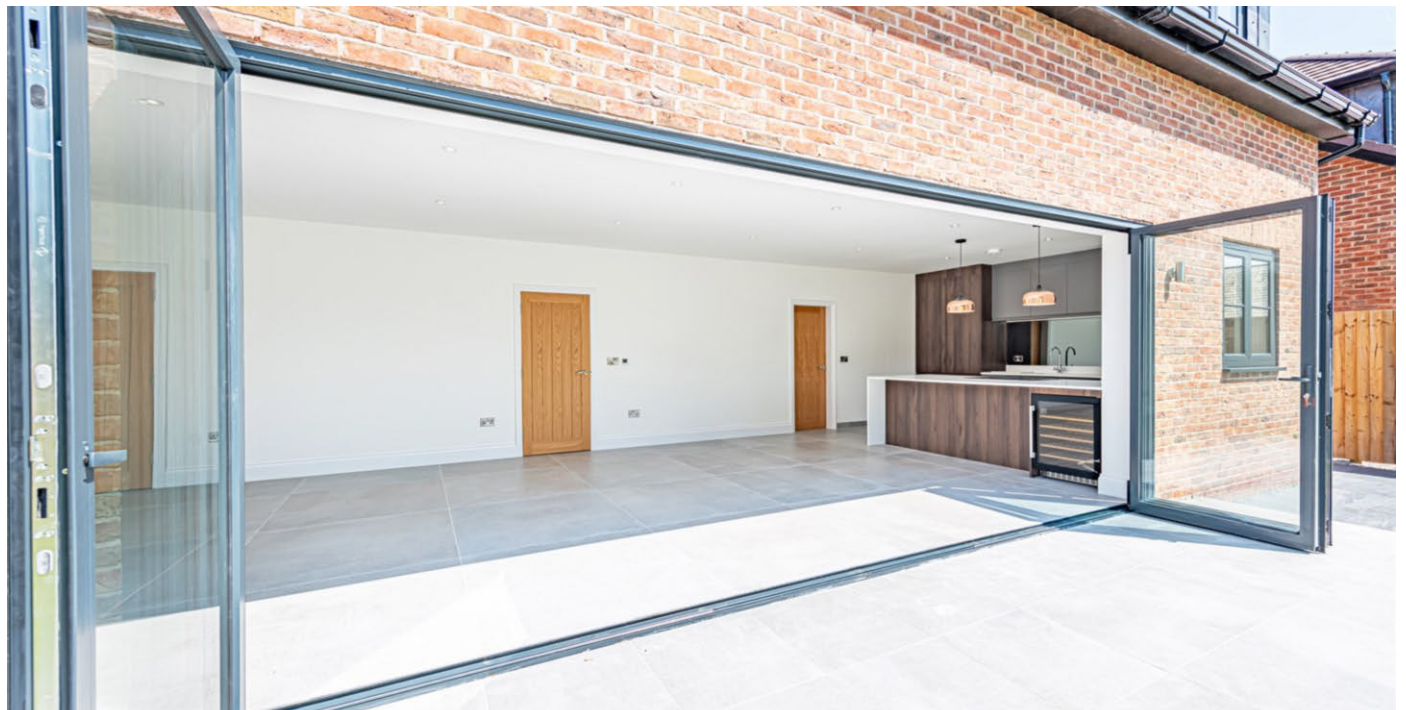
The good sized South facing rear garden is not overlooked, has views over open fields and Kingsley Church. There is a porcelain patio area extending from the kitchen and an expanse of lawn beyond.

LOCATION

Nestled on the edge of the picturesque village of Kingsley, in the heart of beautiful Cheshire countryside, these outstanding homes present a unique opportunity to enjoy the best of rural living in beautiful surroundings.

Within easy walking distance of the houses are amenities including a convenient store/Post Office, a village pub and two primary schools. There is plenty going on in the thriving







village community, including a cricket club and many youth group activities.

Outdoors enthusiasts are spoilt for choice, with Delamere Forest and its host of opportunities for walking, cycling and horse riding right on the doorstep. Other excellent recreational facilities in the area include a number of superb golf courses, the Sandstone Trail and Manley Mere, which is renowned for its water sports.

The market towns of Frodsham and Northwich are a short drive away, while Chester, Liverpool and Manchester city centres are easily reached, with good access to major roads, including the M53 and M56 motorways. Regular direct rail connections to London are available from Runcorn and Acton Bridge with services to Euston in less than 2 hours. Liverpool and Manchester Airports are both around 30 minutes away.

TENURE

Freehold

COUNCIL TAX

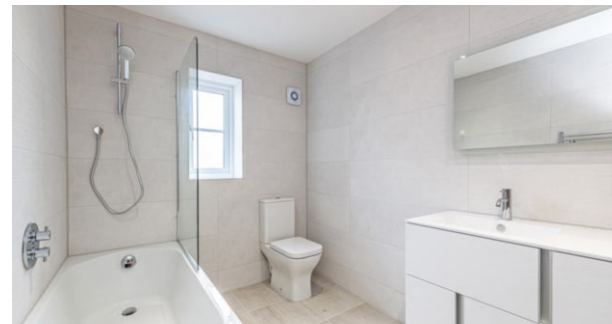
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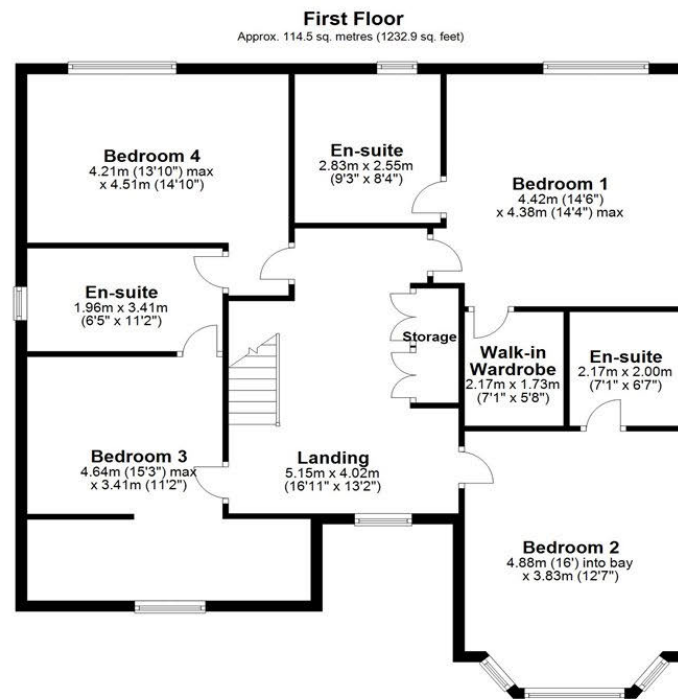
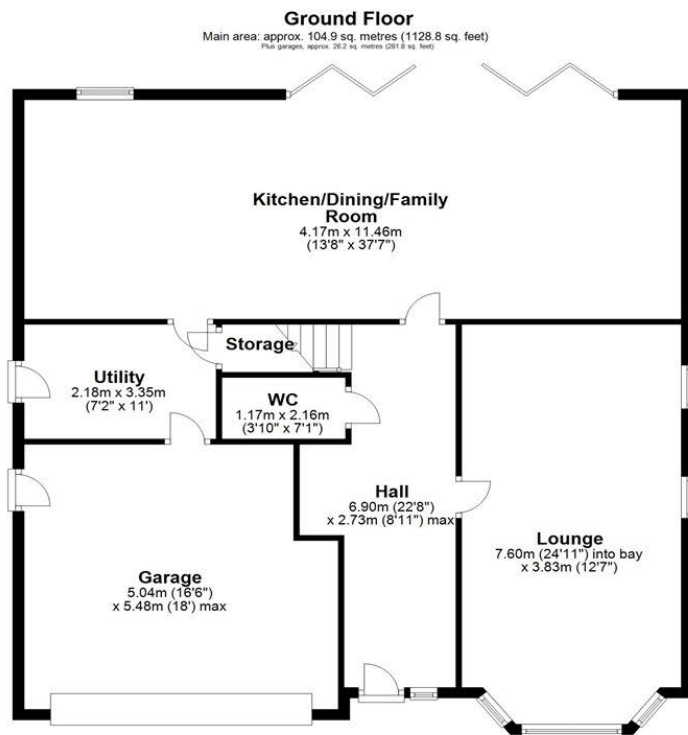
EPC RATING

Current B

NEW BUILD WARRANTY

A full 10 year new build warranty is provided via Meridian. An additional 10 year warranty is in place for the roof.





Main area: Approx. 219.4 sq. metres (2361.7 sq. feet)
Plus garages, approx. 26.2 sq. metres (281.8 sq. feet)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	86 B	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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