



**GASCOIGNE  
HALMAN**

THE HAWTHORNS, DUNHAM ON THE HILL,  
FRODSHAM

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THE AREAS LEADING ESTATE AGENT



## THE HAWTHORNS, DUNHAM ON THE HILL, FRODSHAM

**£765,000**

**A hugely appealing detached family home, built to an attractive design in the early 2000's, enjoying a very private rural village location with gardens, stables and a paddock extending in total to 0.57 acres.**

The house was built by the original owners for their own occupation. It was designed to resemble a traditional Cheshire farmhouse and built using quality materials that result in the house blending beautifully with the other character homes in the village.

It is approached over a private driveway shared with just three neighbours. A gated entrance then opens to a large parking area leading to the garage.

Internally, the layout is spacious and versatile, ideal for family living. The entrance hallway opens to the luxuriously fitted kitchen/dining room. Two separate living rooms provide flexibility and there is a cloakroom/WC and utility room.





## THE HAWTHORNS

Character Detached Family Home

Well Built in the Early 2000's

Appealing Design and Quality Materials  
Used

Large Gardens and Paddock

0.57 Acres in Total

Detached Stable

Spacious Accommodation

Four Double Bedrooms

Two Luxury Bathrooms

Garage and Extensive Parking

Gated Driveway

Secluded Rural Village Setting

Convenient For Local Facilities

THE HAWTHORNS | DUNHAM ON THE HILL, FRODSHAM

The first floor offers four double bedrooms and two bathrooms. The main bedroom has a walk in wardrobe and en-suite shower room. The loft is fully boarded and has a Velux window and can be used as a study or playroom. There are double glazed windows throughout and gas fired under floor heating which, combined with good thermal insulation, results in an energy efficiency rating of C.

Outside, there is a front garden area with lawn and paving. The large rear garden enjoys a sunny West facing aspect and a good degree of privacy. There is a patio area with a lawn extending beyond. A 0.4 acre enclosed paddock extends beyond the garden with a separate timber stable with two loose boxes and covered storage.

## LOCATION

Dunham on the Hill is a small rural village surrounded by some of Cheshire's finest open countryside and farmland. The village has an interesting mixture of individual quality homes many of which have links to the agricultural heritage of the area. Some lovely country walks are on the doorstep with Manley Mere and Delamere Forest both nearby. The location is ideal for convenient access to neighbouring centres and the motorway network. Helsby is only a few minutes drive from the village with a Tesco supermarket, pubs and popular schools. Chester is just 7 miles away offering excellent shopping,







recreational and leisure facilities. Cheshire Oaks retail and leisure park is 6 miles away. The road and motorway networks allow daily commuter access to the regions commercial centres with Warrington, Liverpool and Manchester all within easy reach. .

### **DIRECTIONS**

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue to Helsby and past Helsby High School. Follow the A56 through Helsby and follow signs to Chester. Follow Chester Road into Dunham Hill and bear left onto Village Road. The driveway leading to The Hawthorns is on the right.



### **TENURE**

Freehold.

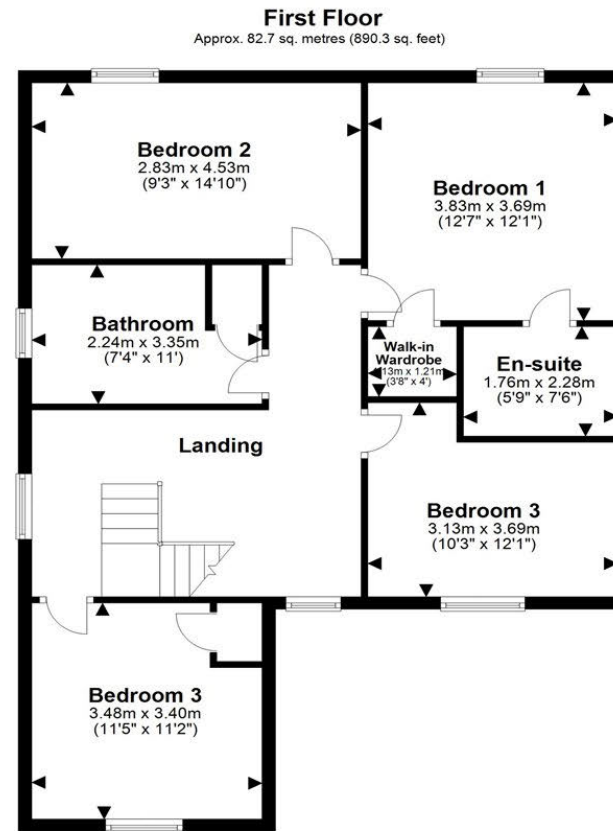
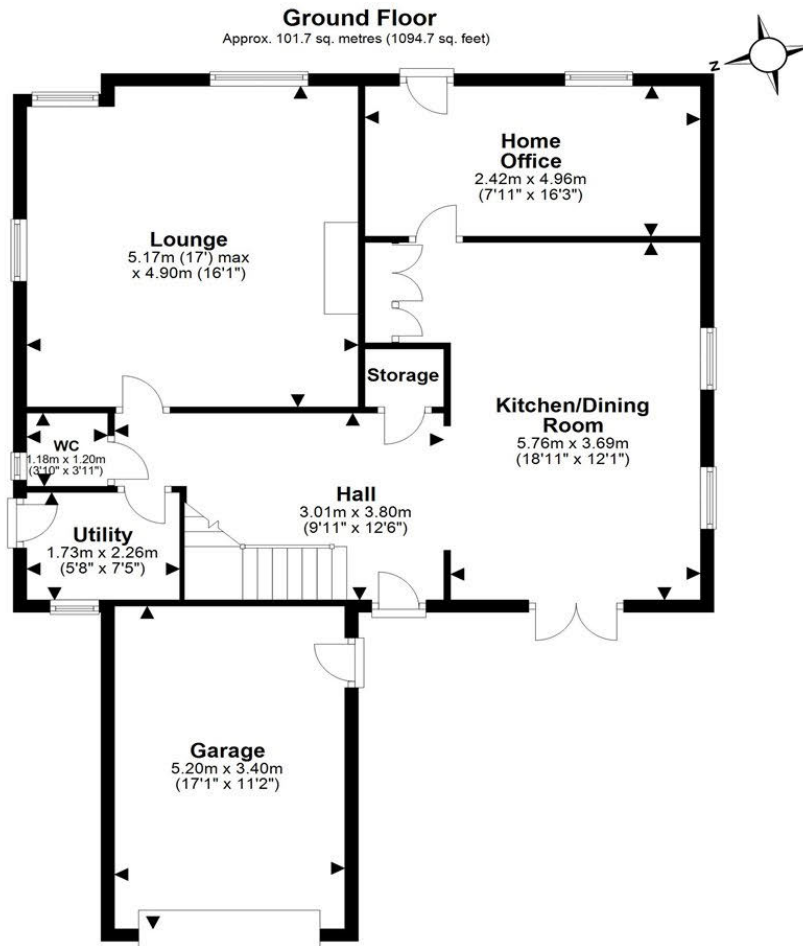
### **COUNCIL TAX**

Band F. Cheshire West & Chester.

### **EPC RATING**

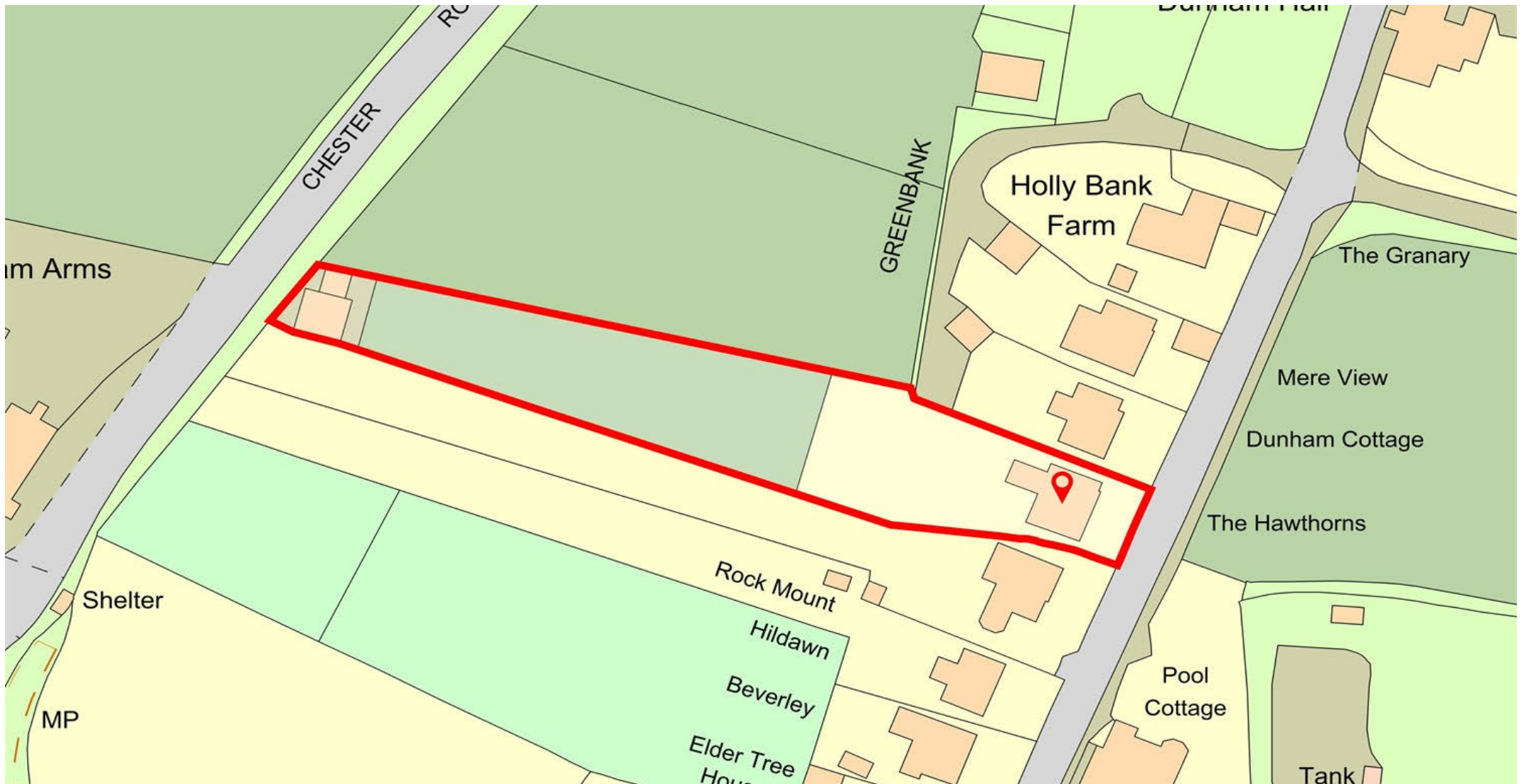
Current C





Total area: approx. 184.4 sq. metres (1985.0 sq. feet)

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