



**GASCOIGNE
HALMAN**

COMMONSIDE, ALVANLEY

THE AREAS LEADING ESTATE AGENT



COMMONSIDE, ALVANLEY

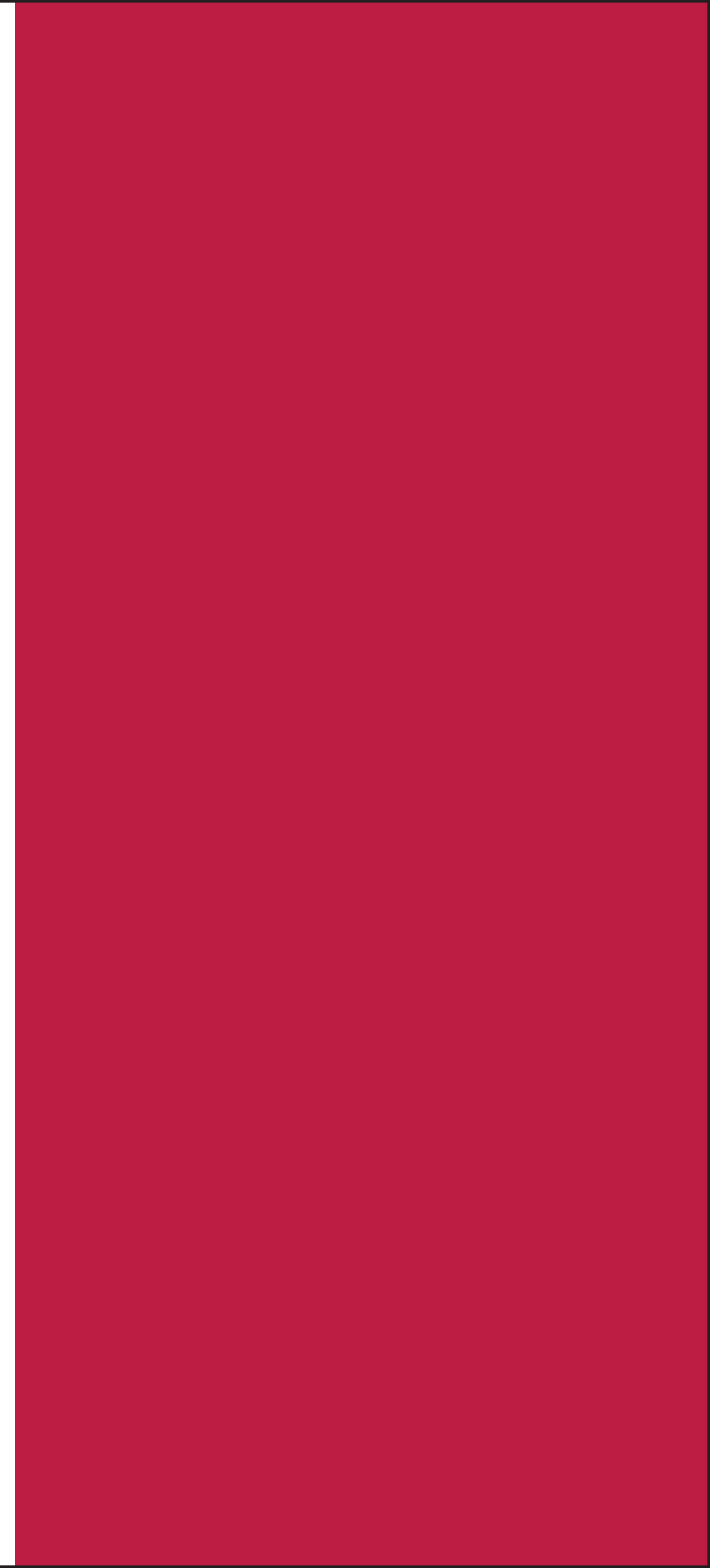
£925,000

An impressive, individual detached family home in a sought after rural village location, with superb countryside views and large gardens extending to approximately 0.63 acres.

Oakfield is a one off detached family home standing in a large gardens on the edge of Alvanely village, surrounded by unspoilt open countryside.

The house itself offers a layout with plenty of space and endless flexibility including the potential for a self contained annexe if required. Presented to an excellent modern standard throughout, this is a light and bright home with a combination of living areas that flow into one another with views onto the gardens. There is a spacious reception hall with cloakroom/WC, a large open plan lounge and dining room, smart modern kitchen, utility room, laundry and a home office/gym.





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The ground floor also features further rooms that are in use as a self contained annexe and include a living room/bedroom, kitchen and shower room. The first floor offers three very large double bedrooms and a family bathroom. The main bedroom has a walk in dressing room and there is a spacious family bathroom with a luxury suite. The house has double glazed windows and a gas fired central heating system is installed.

The house is set back from the road, well screened by established hedgerows. A gated driveway provides parking and turning space for numerous vehicles and leads to a double garage. The total plot extends to approximately 0.63 acres and enjoys glorious South facing rural views to the rear. There are lawned areas, flower beds and a wide patio extending across the rear of the house, ideal for summer entertaining. There is also a detached timber garden room/home office complete with power and heating. There is also a garden tool store and greenhouse.

LOCATION

Alvanley is a small rural village surrounded by open countryside enjoying convenient access to a range of local facilities and access to the regions motorway network. The village has a popular primary school and village pub and also offers some excellent country walks with The Sandstone Trail passing through nearby. Delamare Forest is within a few minutes by car or bike and is within walking distance. Helsby High School is



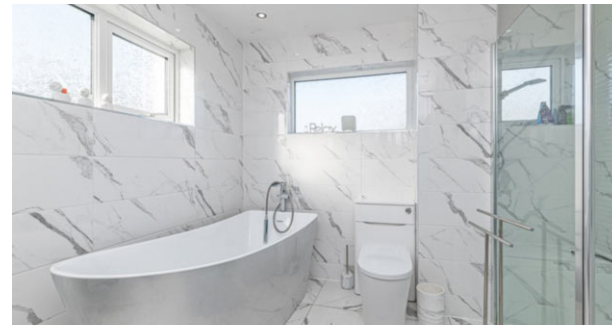




approximately 1.5 miles away and there are local shops in Helsby including a Tesco supermarket. Frodsham is a few minutes away by car with a good selection of shops, bars and restaurants. Chester, Warrington, Liverpool and Manchester are all within daily commuting distance whilst other parts of the North West and beyond can be reached via the road, rail and motorway networks.

DIRECTIONS

From the centre of Frodsham, proceed along Main Street, A56, and follow into Chester Road. Continue past Netherton Hall public house before turning left onto Tarvin Road, B5393. Follow the road for approximately 2.5 miles before turning left onto Commonside. The property is on the right hand side.



TENURE

Freehold

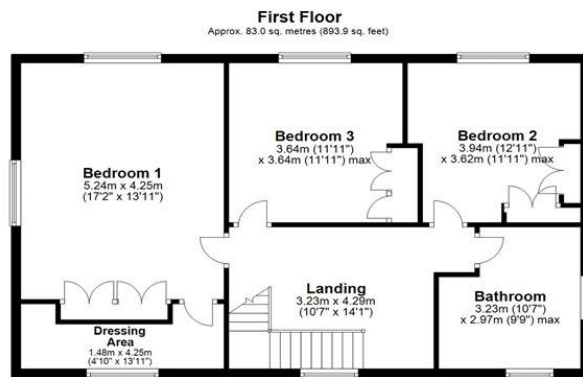
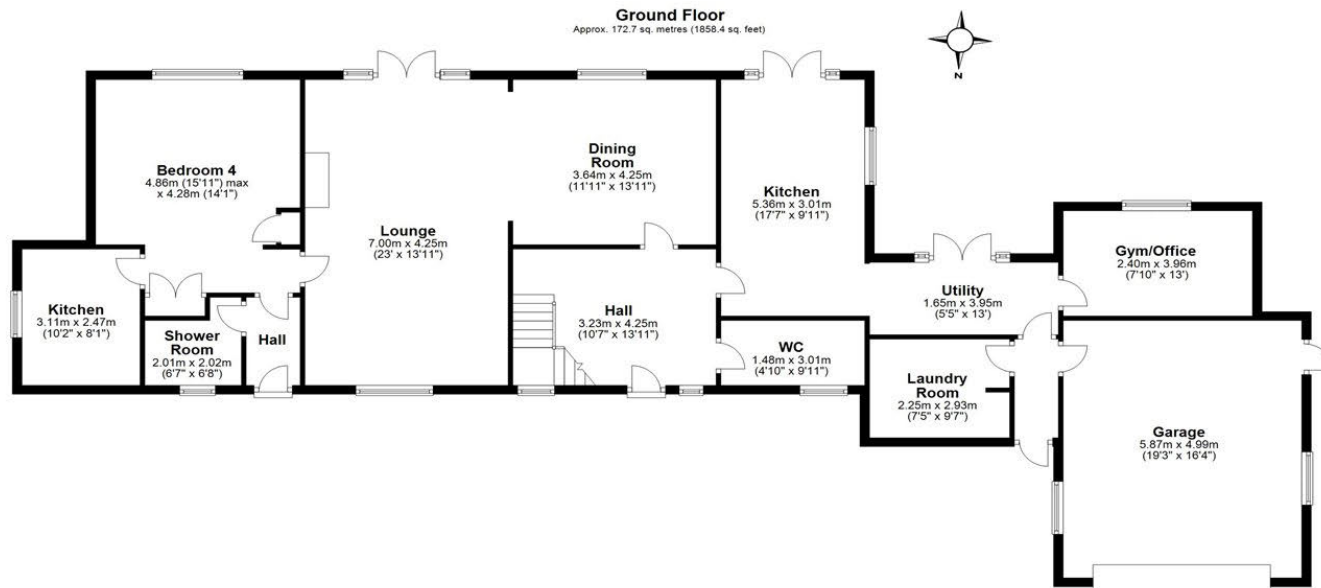
COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

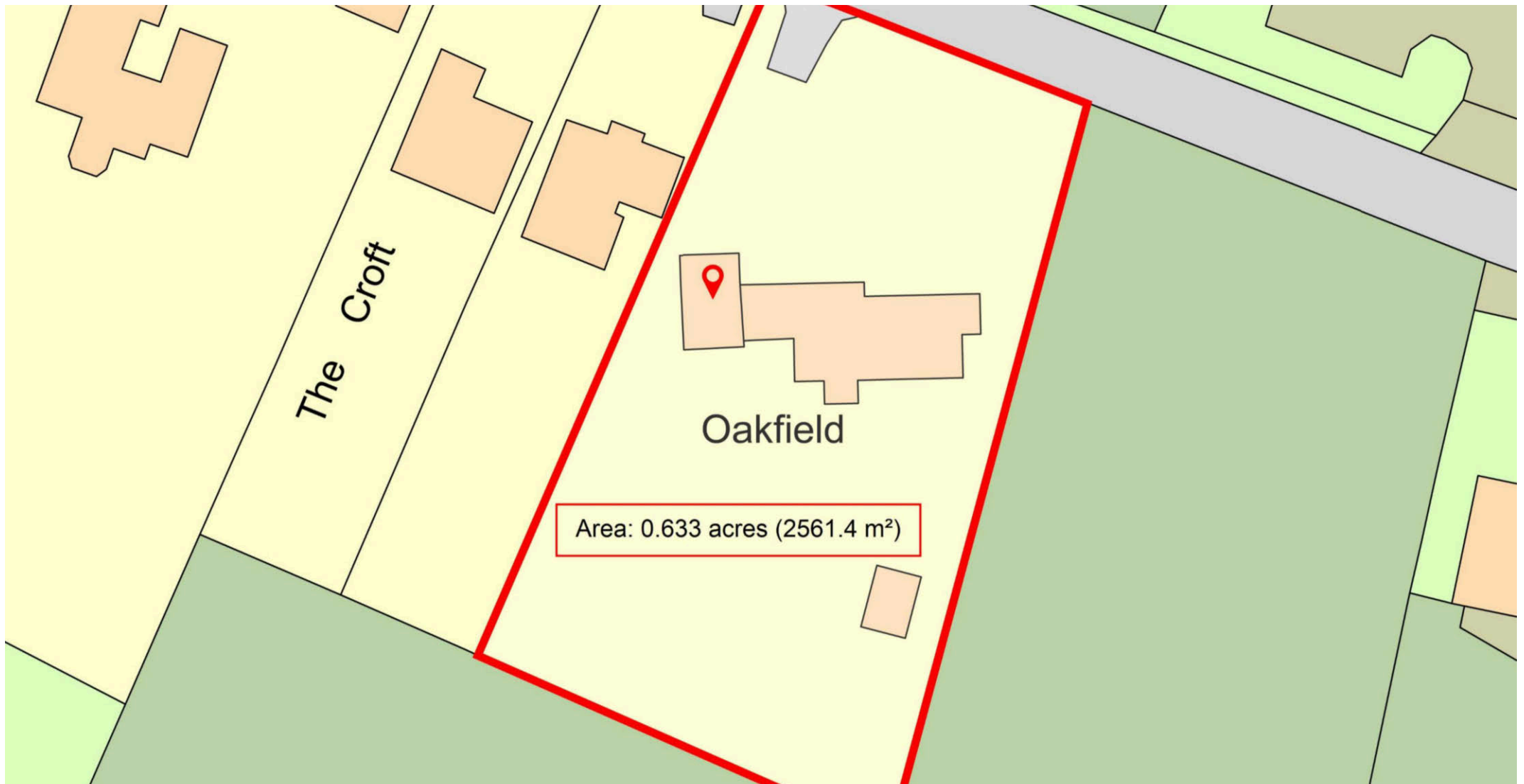
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Main area: Approx. 255.7 sq. metres (2752.3 sq. feet)
Plus outbuildings, approx. 22.0 sq. metres (236.7 sq. feet)

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