



**GASCOIGNE
HALMAN**

OAKLEIGH, STABLE LANE, MOULDSWORTH,
CHESTER

THE AREAS LEADING ESTATE AGENT



OAKLEIGH, STABLE LANE, MOULDSWORTH, CHESTER

£595,000

A characterful 1920's built bay fronted semi-detached family home with large gardens extending to 0.4 of an acre, in a superb and much sought after rural location, set on a quiet no through lane, surrounded by open countryside.

A rare chance to acquire a home in a wonderful location with great kerb appeal, superb gardens and spacious accommodation, rich in period character.

The property has been in the present ownership for over 30 years during which time it has been subject to continuous investment, improvement and enhancement. Recent examples include a new roof and double glazed windows in 2019 and a new sewage treatment system in 2017.





OAKLEIGH

1920's Built Character Family Home

Sought After Rural Village Setting

Mature 0.4 Acre Gardens

Period Features Throughout

Extended Accommodation

Three Bedrooms and Two Bathrooms

Open Plan Ground Floor Layout

Many Enhancements and
Improvements

Boarded Loft Storage

Views over Open Fields

Quiet No Through Country Lane

Garage and Extensive Parking

Walking Distance to Local Pub and
Station

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Care has been taken to retain original features where possible including the restored original front door and panelled interior doors, picture rails and beautiful parquet floors to the living rooms and hall.

The interior is light and airy with an open plan layout making it ideal for modern family life. There is a spacious living room with bay window seating/storage and a fireplace with fitted log burning stove. Double doors open to a large kitchen/living/dining room that enjoys great views over the gardens and fields beyond. There are fitted cabinets and worktops, plenty of space for informal dining and a seating area with patio doors opening to the rear. There is a ground floor shower room and a bootility room with side access door and a door to the garage.

The first floor offers three good sized bedrooms and a bathroom. The loft is boarded and offers excellent storage. The property was extended to the ground floor in 1990. Part of the approved application included a first floor extension above the garage to create a further bedroom and en-suite. This work was not carried out at that time but potential exists for this to be done.

The house is set back from the lane with extensive parking. The mature gardens overlook greenbelt farmland and extend to just over 0.4 of an acre. There is a patio area at the rear and an expanse of lawn running to the side and a garden shed.

LOCATION

The house is situated in a quiet no through lane in the rural village of Mouldsworth, one of most popular rural locations in this area. It offers peace and tranquility plus the natural beauty of open countryside yet it is ideally placed for access to a range of local facilities and for







transport links to many parts of the North West. Delamere Forest is close by with walking, cycling and horse riding. A highly regarded public house/restaurant with bowling green is just a few minutes walk from the property as is Mouldsworth train station. This is on the Chester to Manchester line with services to Chester taking just 11 minutes. There are popular primary schools in nearby Manley and Ashton Hayes. The thriving market town of Frodsham is just 5 miles away offering excellent shopping, recreational and leisure facilities. The area is ideal for commuters being convenient for access to the M56 motorway permitting daily travel to Manchester and Liverpool. Liverpool and Manchester airports are 20 and 27 miles respectively and there are good rail links to London with a two hour inter-city service to Euston from Runcorn.

TENURE

Freehold.

COUNCIL TAX

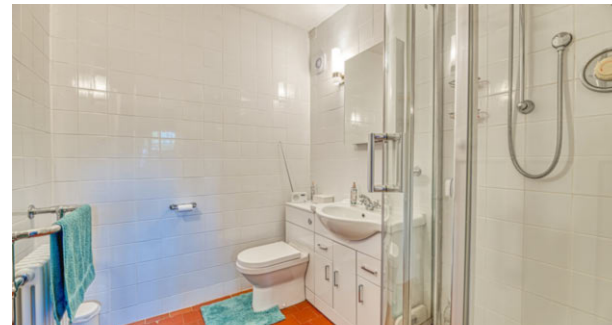
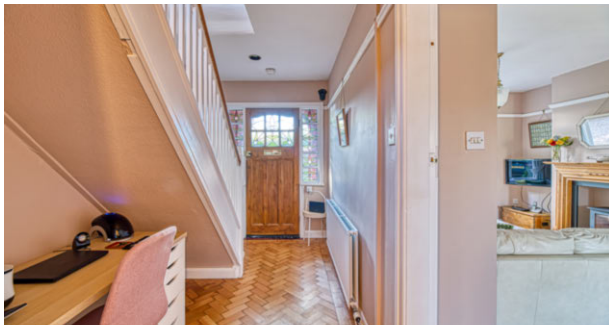
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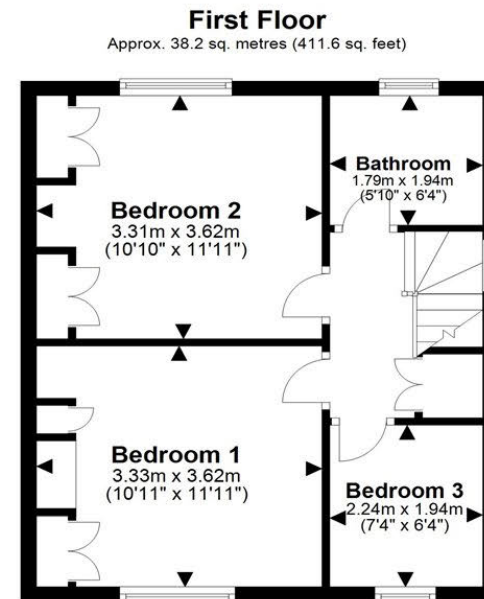
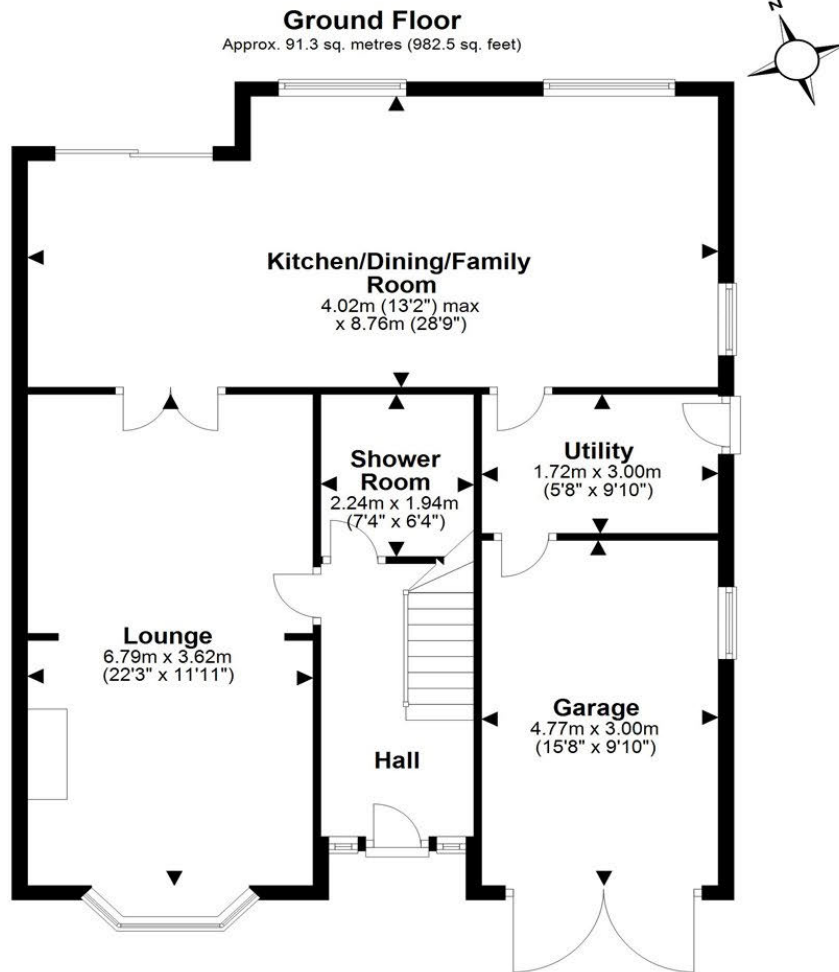
SERVICES

Mains water and electricity are connected. Oil fired central heating is installed. Drainage is to a private sewage treatment system shared with the adjoining house.

EPC RATING

Awaited.





Total area: approx. 129.5 sq. metres (1394.2 sq. feet)

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