



**GASCOIGNE
HALMAN**

16 ORCHARD CLOSE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



16 ORCHARD CLOSE, FRODSHAM

Offers in the region of £800,000

An impressive extended and remodelled detached family home set in superb, professionally landscaped 0.38 acre gardens, enjoying excellent levels of privacy and rural views, in one of the most sought after areas of Frodsham.

Enjoying a superb non estate location on the rural edge of Frodsham is this fine individual detached property, a residence of significant quality, intelligent design and generous proportions.

Extended, remodelled and refurbished throughout, the house spans 2,623 Sq ft (244 Sq M) and overlooks the large 0.38 acre landscaped gardens with rural views and a sunny South West aspect.

Our clients have owned the house since 2006 but embarked upon a comprehensive transformation of the property in 2015. Extensive renovation, coupled with a skillful extension, has resulted in an excellent and flexible design and footprint. The result is a home perfectly aligned for modern family living, embedded with fundamental quality





At ground floor, the layout features three reception rooms with flexible use options. At the heart of the ground floor is a superb, large open plan kitchen/living and dining room. The kitchen is fitted with comprehensive range of high quality cabinets, granite worktops and high end appliances. There is a multi fuel stove and under floor heating to the kitchen, dining area, utility room and cloakroom. The layout results in the rear rooms enjoying access onto the large terrace creating excellent indoor/outdoor entertaining and dining options.

The first floor offers a main bedroom suite consisting of large double bedroom, dressing room and a luxury en-suite shower room. There are three further double bedrooms and two bathrooms including another en-suite.

Externally, the property enjoys a secluded setting at the end of a small popular cul-de-sac, adjacent to open countryside. There is ample driveway parking and turning space and an EV charging point. The former garage creates useful storage space.

The total plot extends to approximately 0.38 of an acre. The rear garden was professionally landscaped by Chris Peate Landscapes and is a testament to skillful design with great care and thought in creating a space with something for everyone. There is a substantial patio area that directly connects to the house, creating an ideal setting for outdoor dining and entertaining. A glass balustrade adds stylish sophistication and allows views onto the gardens and surrounding farmland. Beyond this there are expansive areas of lawn separated by sleeper retained borders. There is a productive vegetable garden with raised beds, a greenhouse and two garden sheds. There are numerous seating areas to sit and enjoy the garden and views plus a fire pit and a large summerhouse although this does require some investment. The garden is very private and secluded, contributing to the exclusive ambience.

LOCATION

Orchard Close is a sought after residential location and an address synonymous with some of the finest homes in Frodsham. It is a private mature, well wooded setting with a feeling of privacy and seclusion yet the centre of Frodsham is only a few minutes away by car or on foot via Castle Park. A good selection of shops and services are available nearby in addition to a variety of bars, cafes and restaurants. There are good schools in the area including Frodsham Church of England primary school and Helsby High School. The property is adjacent to open countryside and has its own private gate onto a footpath, connecting directly on to Frodsham Hill and The Sandstone Trail. The area is convenient for access to Chester, Warrington, Liverpool and Manchester - all are within easy commuting distance. Trains from Runcorn reach London Euston in around 2 hours. Regular, direct rail services run from Frodsham rail station to Chester, Warrington, Liverpool and Manchester. Liverpool and Manchester airports are both within 30 minutes drive.

TENURE

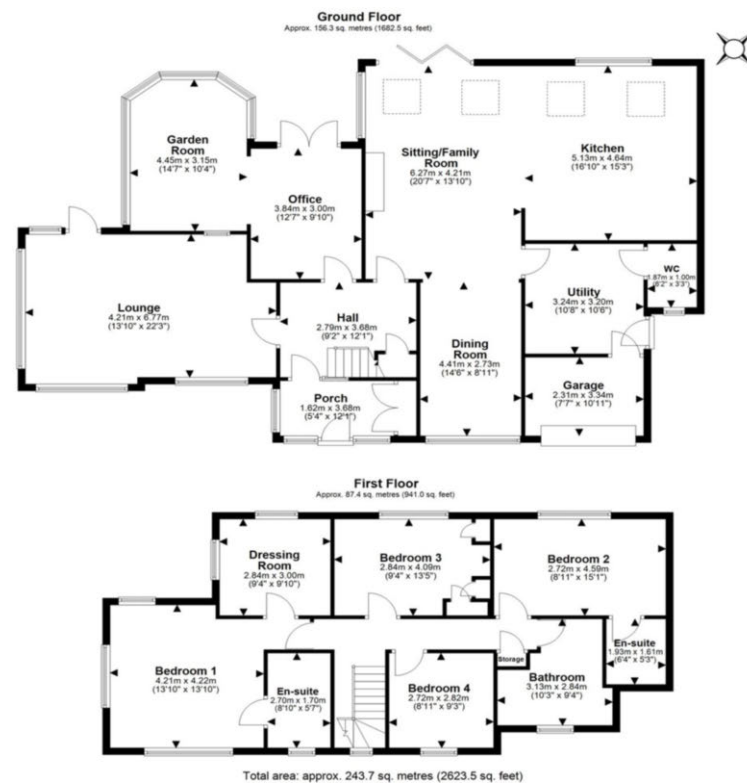
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current C.



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