

OAKRIDGE



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Nestled in the picturesque and prestigious Cheshire village of Malpas, discover panoramic views alongside spacious, peaceful living, at Oakridge, a modern home, with a characterful presence.

Comfortably nestled within a quiet community setting, pull onto the gated, block paved driveway of Oakridge, where there is plenty of parking in addition to a large, double garage with an EV charging point, with boarded loft space and lighting. Mature borders provide a sheen of pleasing greenery, both low maintenance and lush, as you make your way to the front door.

PRACTICAL PLACES

Step inside, onto the tiled floor of the bright and broad entrance hall, where the subtle contemporary décor sets the scene for the chic, elegant and high-quality interior of Oakridge, a spacious and inviting home. A destination in itself, there is ample space for an armchair, whilst storage is available beneath the stairs.

Freshen up in the large downstairs WC, with wall mounted vanity unit wash basin and part Metro tiled walls, before making your way through the door on the right and into the light, bright sitting room.



LIGHT-FILLED LIVING

Light streams in through the wide, bay window overlooking the front drive and planting, aided by inset spotlighting in the high ceiling above. Softly toned wool carpet adds comfort and warmth underfoot, whilst the contemporary glass fronted real flame gas fire issues toasty welcome on winter nights from within its stone surround.

Oak and glass double doors offer the option of opening up the sitting room with the cosy orangery beyond, perfect for parties and entertaining. Sublimely sized, with chic grey, wood-effect tiling underfoot, light enters from both sides, the rear and above to saturate the room in sunshine and warmth, whilst verdant views entreat through the bifolding doors overlooking the garden.





FAMILY TIME

Double doors also connect the orangery with the kitchen, for an easy home with a pleasing flow. The heart of the home, the kitchen serves as a natural sociable hub, with stylish teardrop shaped, smoked glass pendant lights set above the breakfast bar peninsula, which looks out through a large window over the rear garden and surrounding countryside.

Also set within the Silestone breakfast bar peninsula is a gas hob, with curved extractor above. Additional built-in appliances include an oven, microwave, fridge-freezer and sink. Under cabinet lighting highlights the subtle patterns within the elegant Silestone worktops. Ample storage is available within the cabinetry, with built-in wine racks and glass fronted display cabinets.

Beyond the practical half of the kitchen, the room opens up into a spacious breakfasting area, where there is abundant space for a dining table, with access out through a glazed door into the garden.

Tucked off the kitchen is the utility room, where there is further storage, plumbing for a washer-dryer and access out to the garden.





BEDTIME BECKONS

Emerging into the master bedroom, views greet you from the windows overlooking the garden, fields, and fishing lake beyond. Light is consistent throughout the rooms at Oakridge and is reflected beautifully in the wall of mirrored doors which slide open to reveal fitted storage. The high ceilings enhance the sense of spacious, open living.

Returning to the landing, refreshment awaits in the main bathroom, where the high ceiling and neutral shades create an airy and soothing feel. Underfloor heating emanates from beneath the tiled floor, with a large bath containing a retractable shower head, separate shower, wall mounted vanity unit wash basin and WC.





ROOM FOR ALL

Turning right out of the bathroom, discover bedroom three, overlooking the shrubbery and driveway to the front, with built in wardrobe and ample space for a double bed.

Next door to bedroom three, and also overlooking the front, arrive at bedroom four, another good size double that could also serve as a study, with fibreoptic broadband available.

With picturesque views over the garden and countryside to the rear, bedroom two is a spacious suite for guests. Carpeted and cosy, the second bedroom offers the same spacious luxury as the master suite, with built in wardrobes and an ensuite bathroom, containing shower, wash basin with vanity unit storage and WC, with underfloor heating also.

Along the landing there is further fitted storage, alongside a cupboard containing the controls for the CCTV. Above, the partially boarded loft is served by lighting.



GARDEN OASIS

Outside, the substantially sized garden is a private, peaceful oasis. Securely bordered by mature planting and well-maintained fencing, it is safe for children and pets, with a large, striped lawn ideal for games and frolics.

Dine alfresco on the patio, and soak in the sublime sunrises and spectacular sunsets from this sunny, south facing garden.

A haven for wildlife, there is ample opportunity to grow your own, with a garden shed handy for stashing tools and garden furniture.

Meanwhile, there is secure gated access from the back garden to a private fishing pond that is for residents use only.



ON YOUR DOORSTEP

Step outside and explore the thriving village of Malpas, a traditional Cheshire village bursting with life and amenities from artisan bakers and celebrated butchers to independent boutiques and convenience stores.

With plenty of local educational establishments close by, families could not be better served by schools, including Bishop Heber High School, alongside a number of private schools including Ellesmere College, Abbey Gate College and the Queen's and King's Schools in Chester.

Dine out at the local gastro pub The Lion at Malpas, which has been recently completely refurbished, with several other eateries in the village including a pub, restaurant, and two cafes. The refurbished Cholmondeley Arms is also nearby.

Explore the local footpaths or strike out along the nearby Sandstone trail. Other interesting local highlights include Cholmondeley Castle, and the Alderford Lakes - all within short distance. There is also a local playground for children.

Commute with convenience, with Whitchurch Station just a short drive away where a mainline service connects you with Manchester and Cardiff. Shropshire is only three miles from the doorstep, with Wales accessible in four miles. Meanwhile Trains run every 30 minutes to Crewe for connections to London Euston within roughly an hour and 30 minutes.

A sociable, refined home, with an airy and welcoming ambience, Oakridge offers spacious, modern living with fantastic far-reaching views over the Cheshire countryside. Discover peace and tranquillity within its walls, whilst retaining easy links to the nearby towns and cities.

Approximate Gross Internal Area = 220.5 sq m / 2373 sq ft

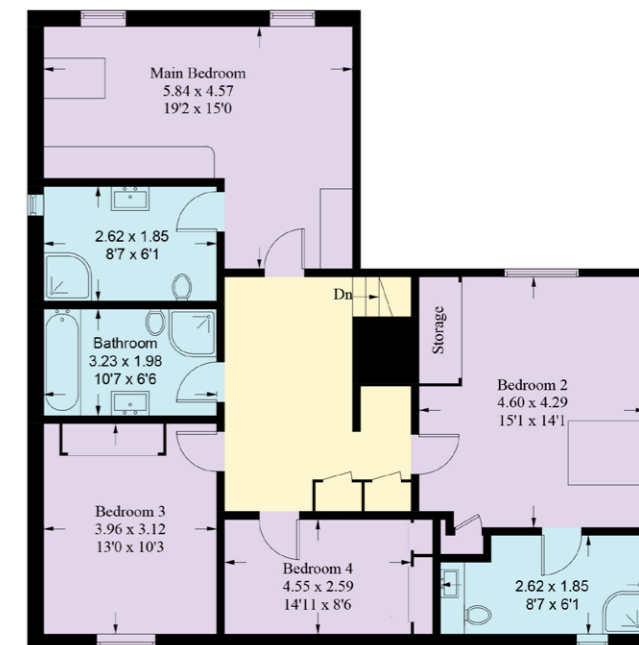
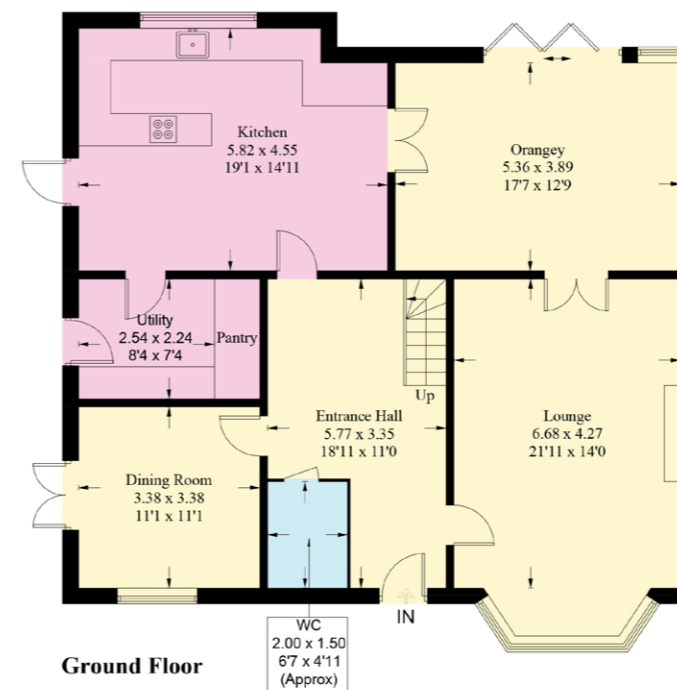
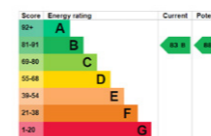


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FINER DETAILS

- 5 year old new build
- Premier guarantee with 5 years remaining
- Freehold
- Council tax band G
- Underfloor heating all ground floor and bathrooms
- Remote gas fire

- Tv points in every room
- Mains drains
- Electric blinds in orangery
- Electric car charging point
- CCTV
- Alarmed
- Neff & AEG appliances



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