



Hatton Cottage

Whitchurch Road, Hatton Heath, Chester, CH3 9AU

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Offers Over - £800,000

As selling agents, Rostons are delighted to offer for sale Hatton Cottage, situated along Whitchurch Road in the popular Cheshire area of Hatton Heath. The property has been extended and much improved, predominantly screened from the road for added privacy, set in a good size plot extending to approximately 0.83 acres. Enjoying meticulously maintained lawned gardens, extensive patio area and feature summer house set on composite decking along side a large ornamental pond with multiple water features.

On approach there is a gated entrance leading to ample off road parking and a double garage. The accommodation briefly comprises entrance porch, entrance hall, ground floor W.C. lounge, family room/study, sitting room, large modern breakfast kitchen and utility room. To the first floor there is a landing, four bedrooms with the master bedroom affording an ensuite shower room, plus a impressive family bathroom.

As this property can not be fully appreciated from the roadside, internal inspection is recommended.

LOCATION

Nestled in the heart of the Cheshire countryside, Hatton Heath offers the perfect blend of rural charm and modern convenience. The location is surrounded by rolling green fields and lush countryside providing a tranquil setting that is ideal for those seeking a peaceful escape from the busy city life, yet only a brief distance from comprehensive facilities. Hatton Heath enjoys excellent connectivity with access to the A41 and A55, North Wales expressway, and just a short drive from the historic city of Chester.





ACCOMMODATION ENTRANCE PORCH

Having tile flooring, seating area with storage, double glazed window, connecting door through to the entrance hall.

ENTRANCE HALL

Having a continuation of the tile flooring through from the entrance porch, radiator, staircase leading to first floor with useful storage cupboard beneath.

GROUND FLOOR W.C

Continuation of the tile flooring. Low flush W.C. and vanity wash hand basin with a mixer tap over. Part tongue and grooved walls. Radiator and double glazed window.

LOUNGE

Good size formal lounge having double glazed windows, beautiful parquet flooring and beam ceiling. Sandstone fireplace with inset log burner set on a raised hearth. Radiator.



FAMILY ROOM/OFFICE

Double glazed window and matching French doors leading out to the rear patio and garden. Parquet flooring. Open fireplace, tiled hearth. Connecting door through to the sitting room.

SITTING ROOM

Double glazed window and matching french doors to the rear leading out to the patio and garden. Log burner with timber mantle and raised hearth. Radiator.

BREAKFAST KITCHEN

Fitted with a modern comprehensive range of wall, base and drawer units, glazed fronted display cabinet and solid oak work surfaces, inset white Belfast style sink with mixer tap over. Standstone fireplace with inset Rangemaster oven. Tiled flooring, radiator. Double glazed windows and matching French doors to outside. Connecting door through to utility room.

UTILITY ROOM

Base level units, solid oak work surfaces, stainless steel single drainer sink unit with mixer tap over, power points and space for washing machine, and tumble dryer. Tiled flooring. Larder storage cupboard. Radiator. Double glazed windows, matching door to outside.

FIRST FLOOR LANDING

Double glazed window at half landing point. Main first floor landing having two double glazed windows. Radiator.



BEDROOM 1

Master bedroom with double glazed windows looking out on to the rear gardens. Two sets of built in wardrobes. Radiator.

ENSUITE SHOWER ROOM

Comprising a well appointed suite including a shower cubicle with mains shower, his and hers vanity wash hand basins, tiled splashbacks and wall mounted vanity cupboard. Low flush W.C. tiled flooring, heated towel rail. Double glazed window.

BEDROOM 2

Double bedroom with a double glazed window, beamed ceiling. Access to the loft space.

BEDROOM 3

Double bedroom with double windows to front, rear and side. Radiator.

BEDROOM 4

Double bedroom with double glazed windows looking out to the garden. Radiator.

FAMILY BATHROOM

An impressive family bathroom; bath with shower screen and mains shower, his and hers vanity wash hand basins, tiled splash black and wall mounted vanity cupboards. W.C. Radiator, tiled flooring. Double glazed window.





OUTSIDE

On approach there is a high level wall predominately screening the property from Whitchurch Road and electric gates extending to a block paved driveway providing ample off road parking and electric vehicle charging, flanked by lawned gardens, mature trees and borders, plus **DOUBLE GARAGE**.

The gardens are immaculately presented and mainly laid to lawn throughout with mature boundaries, extensive patio area and feature summer house set on a composite decking area which cantilevers over a large ornamental pond with water feature.

SERVICES

Mains water, electric. Private drainage.

COUNCIL TAX

G

EPC

E

DIRECTIONS

Postcode is CH3 9AU

What3words ///gears.parting.costumed

APPROXIMATE DISTANCES

Liverpool Airport – 27.2 miles

Manchester Airport – 35.9 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

LOCATION

The area is well served by local amenities including public houses, shopping facilities and highly regarded schools making it ideal location for families and professionals alike. For outdoor enthusiasts, Hatton Heath is a gateway to some of Cheshires finest countryside with numerous walking and cycling routes right on the doorstep. The village proximity to the River Dee also offers opportunities for scenic riverside strolls and wildlife spotting. Hatton Heath is also located near to the popular Cheshire villages of Waverton, Christleton, Tattenhall and Tarporley, all of which offering boutique shops and sought after eateries.

Regarding education Hatton Heath is located to popular local primary schools including Waverton Community Primary School, Christleton Primary

School and Boughton Heath Academy plus local high schools including Christleton, Bishop Heber High School in Malpas. Private education is serviced by Abbeygate Collage and Kings and Queens in Chester.

On the commuter front Hatton Heath is located neat to major commuter links servicing commercial centres of the North West including the A55 North Wales expressway, M53 and M56 motorways, also extending to both Manchester International Airport and John Lennon Airport in Liverpool. Chester train station also offers a direct route to London Euston within approximately 2 hours.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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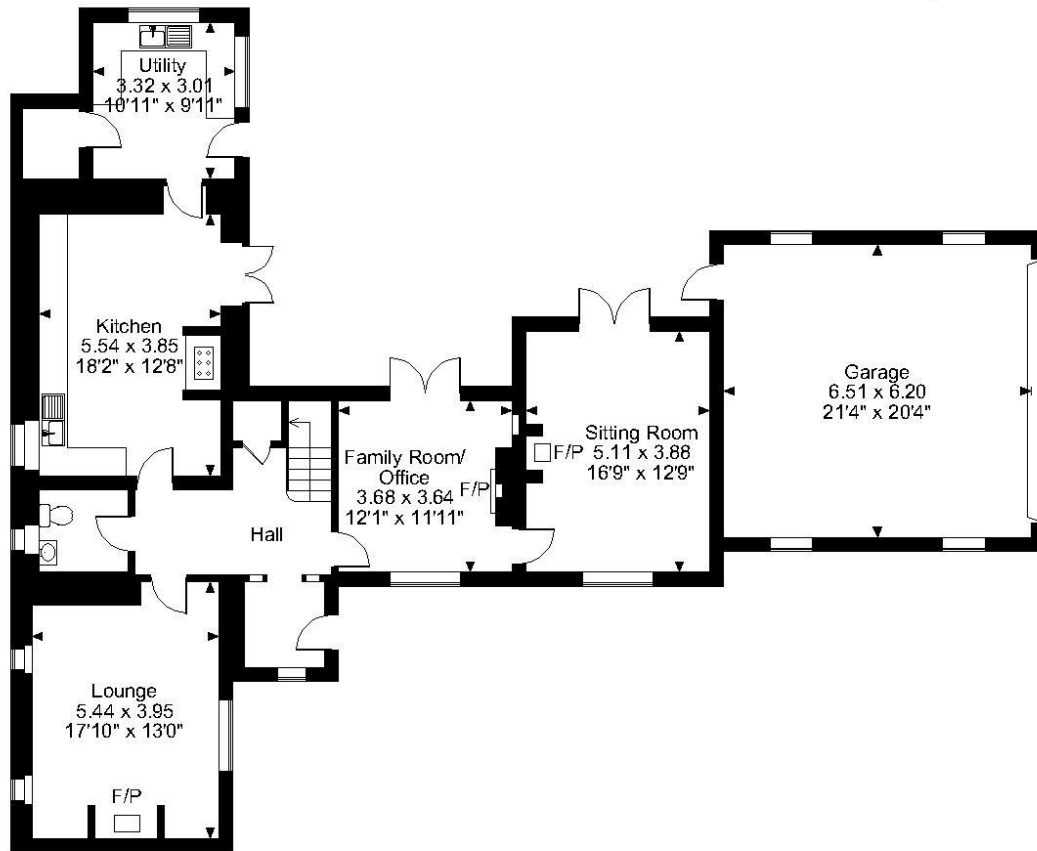
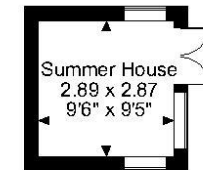
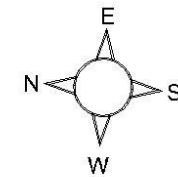
Approximate Gross Internal Area

Main House = 2230 Sq Ft/207 Sq M

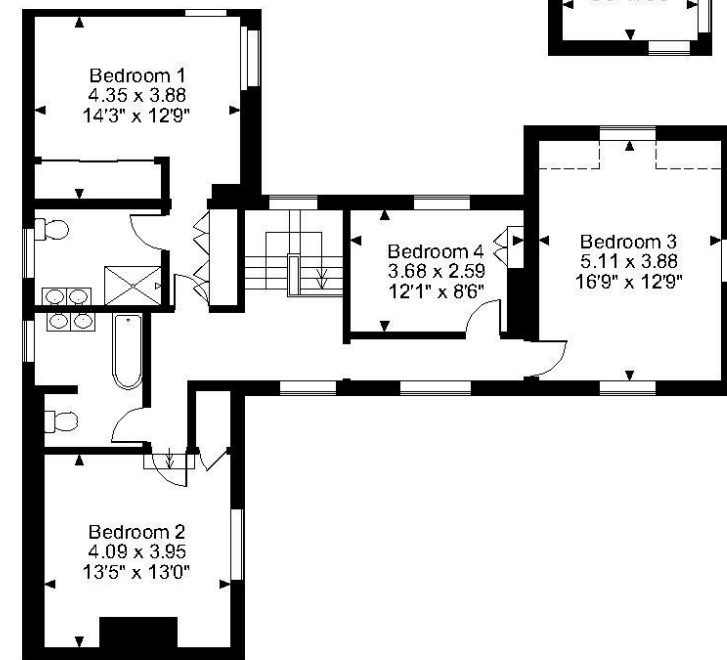
Garage = 434 Sq Ft/40 Sq M

Outbuilding = 89 Sq Ft/8 Sq M

Total = 2753 Sq Ft/255 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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