



Woodside View

Whitchurch Road, Bickley Moss, SY13 4JF

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Guide Price - £500,000

Rostons are pleased to present Woodside View, an exciting development opportunity set back from the road on an expansive plot of approximately 1.7 acres. Originally two cottages, the property has been converted into a substantial dwelling, offering around 2,205 sq. ft. of living space.

The ground floor features an entrance porch, three spacious reception rooms, a large conservatory, two WCs, a utility room, and a bathroom. Upstairs, there are four well-proportioned bedrooms, along with a family bathroom and an additional WC.

Externally, Woodside View is accessed via a long driveway leading to a gated entrance and a private driveway, providing ample off-road parking. To the rear, the property benefits from a secluded patio garden which extends into a peaceful woodland area. Additional outbuildings, including a former dairy, are located on the grounds, with the remainder of the land extending beyond a large barn. As this property's full potential cannot be appreciated from the roadside, an internal viewing is highly recommended.

LOCATION

Set in the heart of the stunning Cheshire countryside, Bickley Moss offers a peaceful and idyllic retreat, just a short drive from the historic market town of Whitchurch. This charming rural location is perfect for those seeking a relaxed lifestyle, while still being well connected to nearby towns and cities. Despite its tranquil surroundings, Bickley Moss is conveniently close to Whitchurch, providing easy access to local shops, schools, and excellent transport links to Chester, Shrewsbury, and beyond. Residents can enjoy scenic country walks right from the doorstep, along with a variety of recreational facilities within a 15-minute drive, including football, cricket, rugby, hockey, tennis, bowls, and several golf clubs.





ACCOMMODATION

Approached via the front of the property.

ENTRANCE PORCH

Glazed door and window to front, sliding inner door through to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, doorway through to the sitting room.

SITTING ROOM

Double glazed window, tiled fireplace, two radiators, door through to the family room and breakfast room.

FAMILY ROOM

Sliding door through to the large conservatory, electric night storage heater, stairs to bedroom 1, door to ground floor **CLOAK ROOM** having a WC and a double glazed window. (this space could easily be a study or an additional bath/shower room.



CONSERVATORY

With double glazed windows and door to outside.

BREAKFAST/DINING ROOM

With a tiled fireplace and an opening through to the **REAR PORCH** with windows to rear and door access to outside plus radiator.

KITCHEN

Wall, base and drawer units, single drainer sink unit, electric hob, extractor, Rayburn oven, plumbing for a dishwasher, window to rear, doors through to the laundry and rear porch.

LAUNDRY

Wall and base units, window to side, door to ground floor bathroom.

GROUND FLOOR BATHROOM

Shower cubicle with an electric shower, panel bath, WC and wash hand basin, radiator, window to side.

REAR PORCH & UTILITY

With access to outside and connecting utility room, comprising, base units and windows to side.



FIRST FLOOR

BEDROOM 1

Window to front and radiator, stairs.

BATHROOM

Panel bath, WC and wash hand basin.

BEDROOM 2

Window to rear, radiator, built in cupboard.

BEDROOM 3

Window to front and radiator.

BEDROOM 4

Window to side, radiator.

WC

W.C. and vanity wash hand basin, window to side.





OUTSIDE

The property is approached via a long private driveway which leads to Woodside View and gated access to extensive off road parking space running alongside the property.

GARDEN

Lawned gardens to front and private patio gardens to rear extending to a woodland area.

OUTBUILDINGS

Former dairy and various outbuildings including storage sheds and a large detached barn.

LAND

In all extending to approximately 1.7 acres.

SERVICES

Water, electric and private drainage.

COUNCIL TAX

TBC

EPC

G



DIRECTIONS

Sat Nav – SY13 4JF

What3words - ///stance.cooks.feed

APPROXIMATE DISTANCES

Wrenbury train station – 5 miles

Crewe train station – 15 miles

Liverpool airport – 34.6 miles

Manchester airport – 36.6 miles

VIEWINGS

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

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

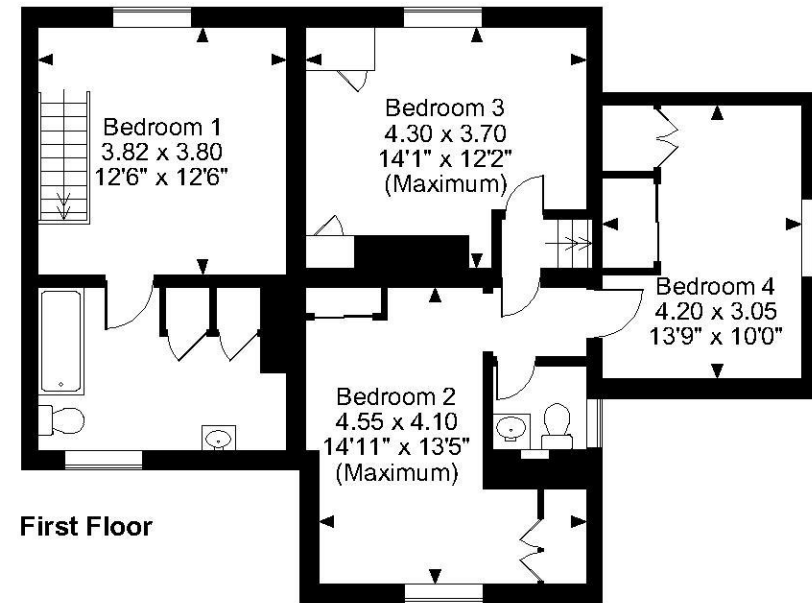
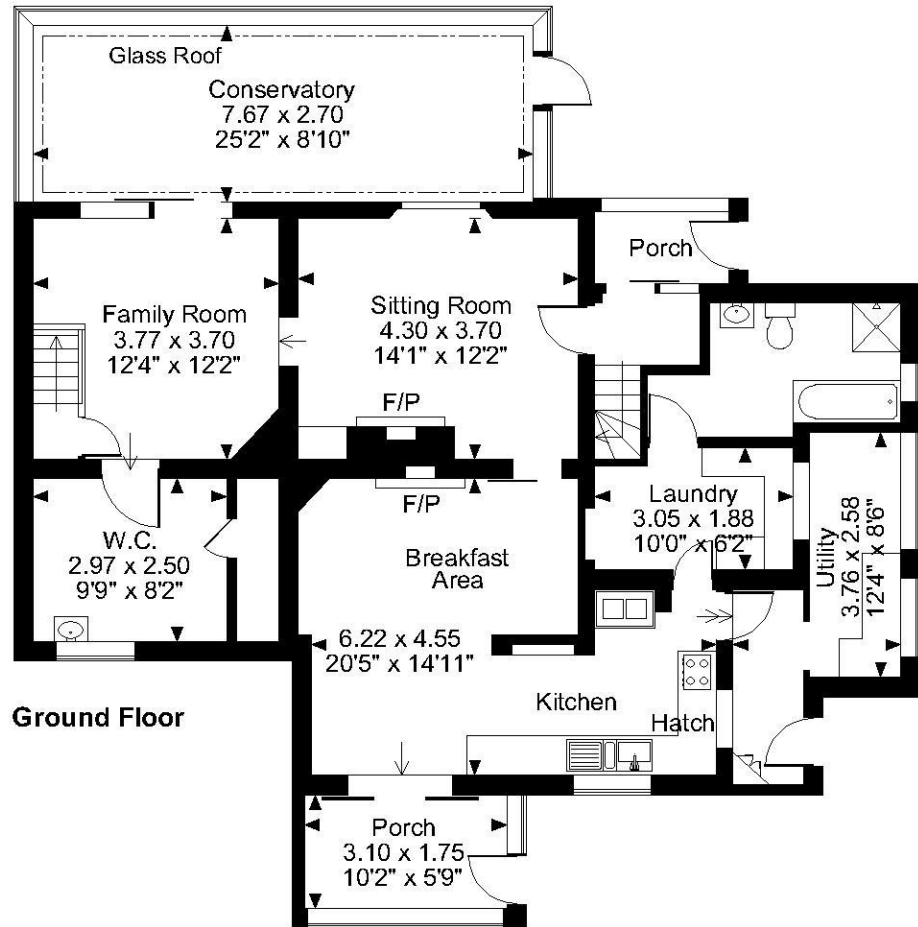
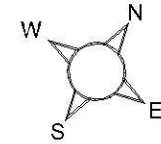
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes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



Woodside View, BickleyMoss, Whitchurch
Approximate Gross Internal Area
2205 Sq Ft/205 Sq M



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