



Constables
SALES & LETTINGS

Hanns Hall Road , Neston

£975,000

An aerial photograph of a large, modern detached house with a dark grey tiled roof and white walls. The house features a prominent glass-enclosed sunroom with a blue-tinted roof. The property is surrounded by a large, well-maintained garden with a gravel driveway, a lawn, and several trees. The house is situated in a rural setting with rolling hills and fields in the background.

Constables are thrilled to present Fiddlers Green, an exceptional four-bedroom detached home nestled at the end of a private lane off Hanns Hall Road, surrounded by picturesque countryside. This individually designed property enjoys a prime location, just a short distance from Willaston Village and Neston Town Centre, with convenient access to Chester High Road, making it ideal for commuters. Recently enhanced by the current owners, the property boasts a range of high-quality improvements, including a bespoke, high-specification kitchen.

The bright and spacious interior offers versatile living accommodation. Upon entering, you are welcomed by a generous entrance hallway leading into a stunning orangery, which floods the space with natural light. The beautifully refitted open-plan kitchen and dining area features premium fixtures and seamlessly connects to a practical utility room. The expansive living room provides a perfect setting for relaxation and entertaining. The inner hallway leads to four double bedrooms, with the master suite benefitting from a spacious en-suite bathroom. Two of the additional bedrooms share a stylish Jack and Jill bathroom, while a further contemporary family shower room and a separate study complete the interior layout.

Externally, the property is approached via gated access, opening onto an expansive gravel driveway with a turning circle. The meticulously maintained wraparound gardens are adorned with mature shrubs, trees, and vegetable plots, complemented by a greenhouse. There are also two stables with a tack room, a wildflower meadow, and a hardstanding area with planning permission for a detached double garage. The rear garden is predominantly laid to lawn with established, well-stocked borders, a patio area, and a tranquil pond. Gated access leads into a secure paddock, complete with external shelter. The entire plot spans approximately two acres, offering complete privacy and creating a truly idyllic countryside retreat—an ex-



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- Detached Family Home with Land
- Two Stables and Tack Room with Paddock
- Four Double Bedrooms
- Large Orangery
- Private Plot With Two Acres
- Immaculate Presentation Throughout

Entrance Hall

Living Room

16'7 x 31'1 (5.05m x 9.47m)

Kitchen / Diner

13 x 20'11 (3.96m x 6.38m)

Utility Room

4'7 x 16'4 (1.40m x 4.98m)

Orangery

17'5 x 23'2 (5.31m x 7.06m)

W/C

Master Bedroom

19'10 x 18'8 (6.05m x 5.69m)

En-suite

7'7 x 14'1 (2.31m x 4.29m)

Second Bedroom

11'11 x 8'2 (3.63m x 2.49m)

Jack and Jill Bathroom

9'4 x 6'10 (2.84m x 2.08m)

Third Bedroom

10'10 x 15'7 (3.30m x 4.75m)

Fourth Bedroom

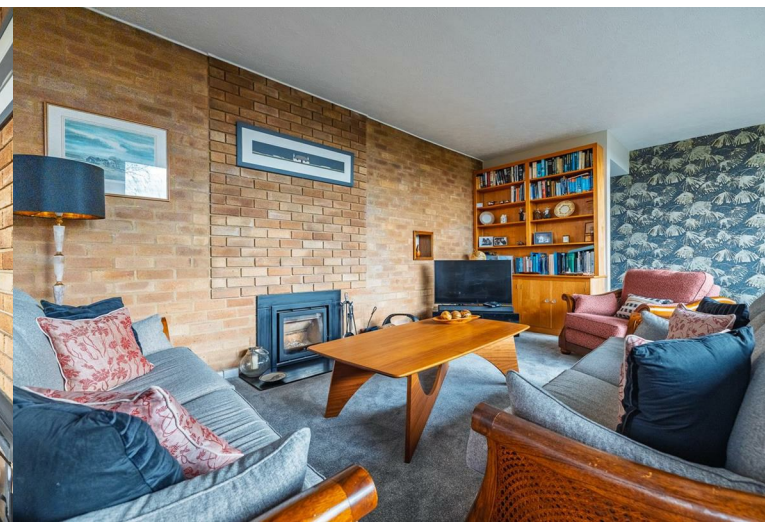
9'4 x 15'8 (2.84m x 4.78m)

Shower Room

6 x 7'2 (1.83m x 2.18m)


Study

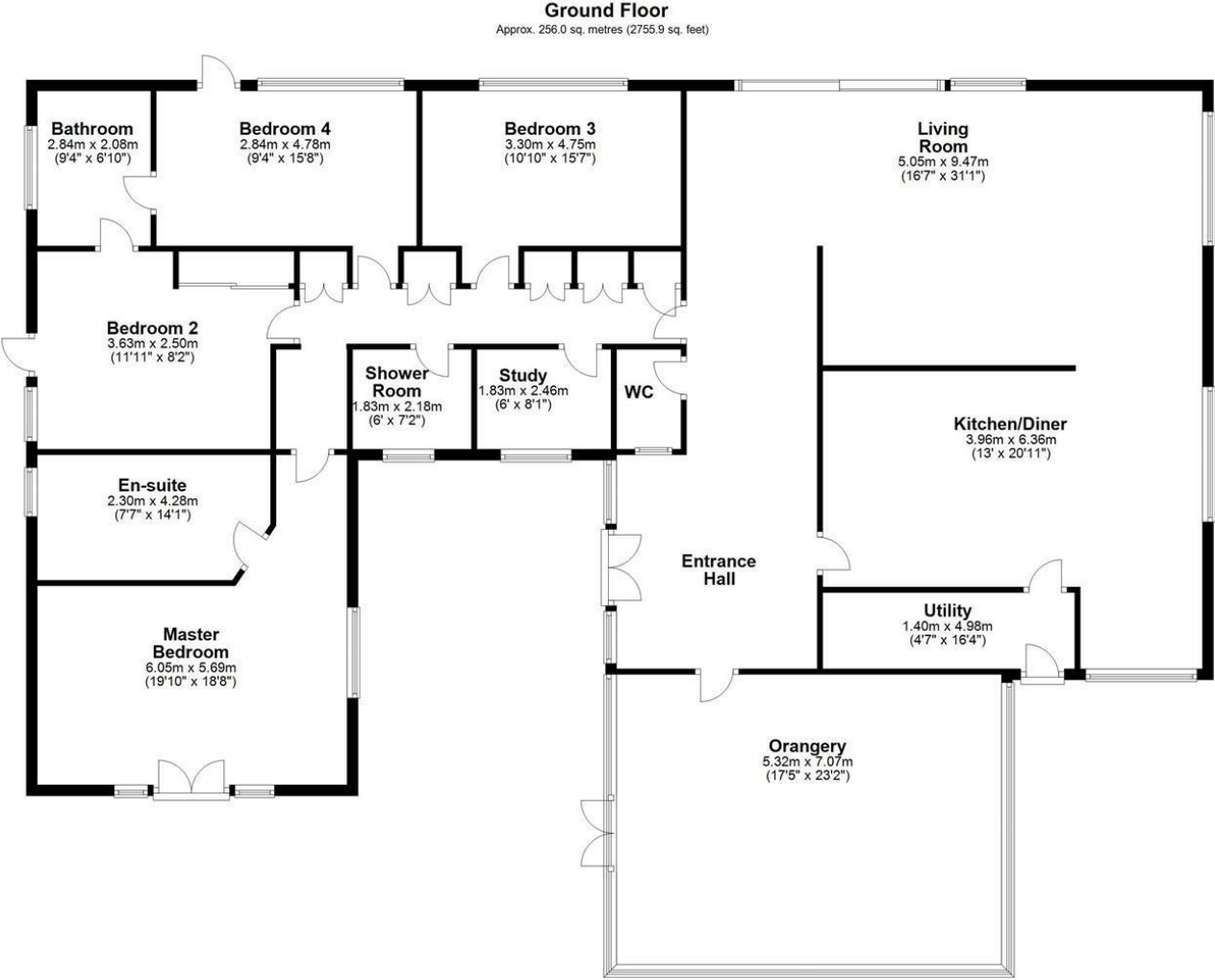
6 x 8'1 (1.83m x 2.46m)



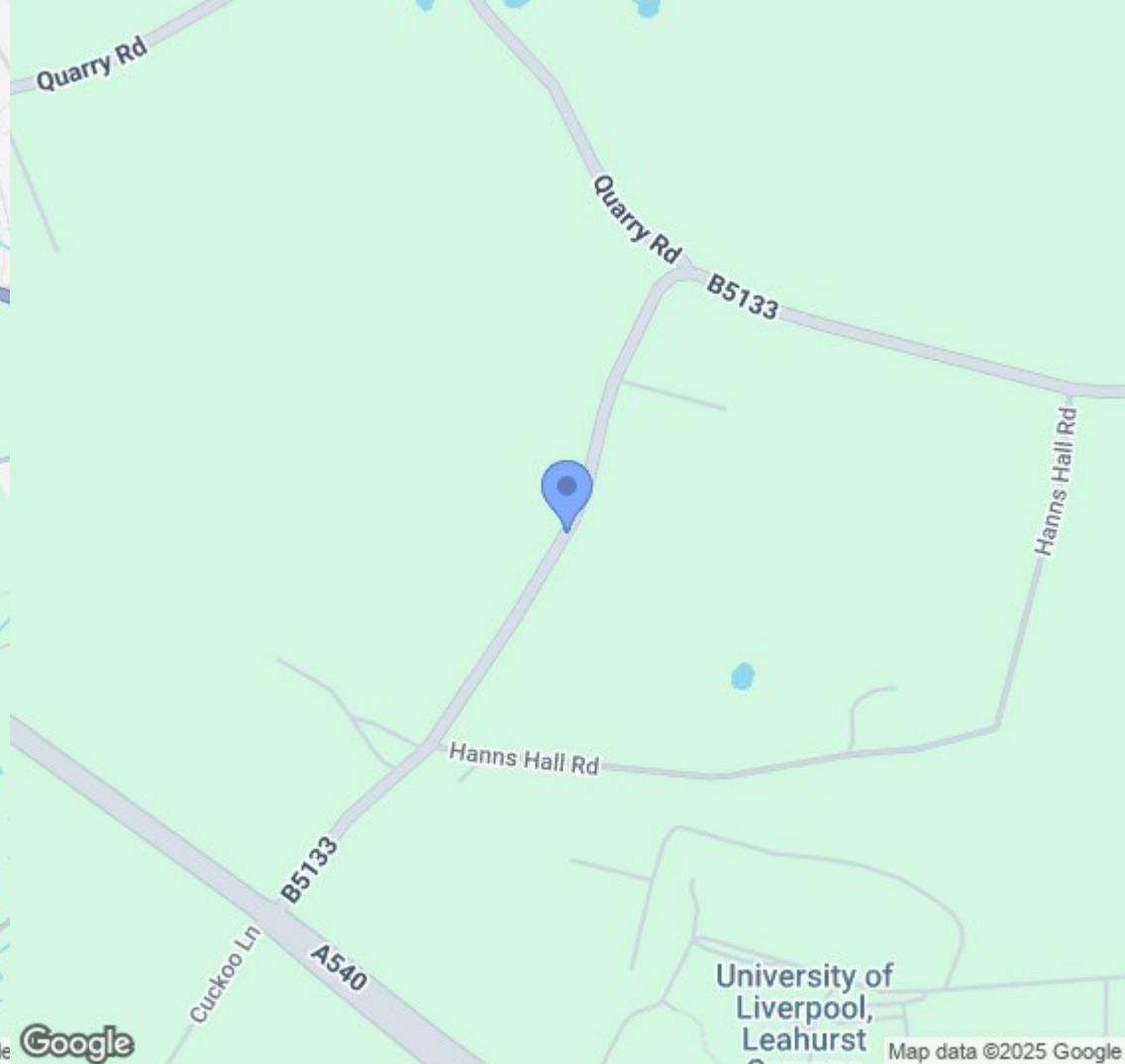
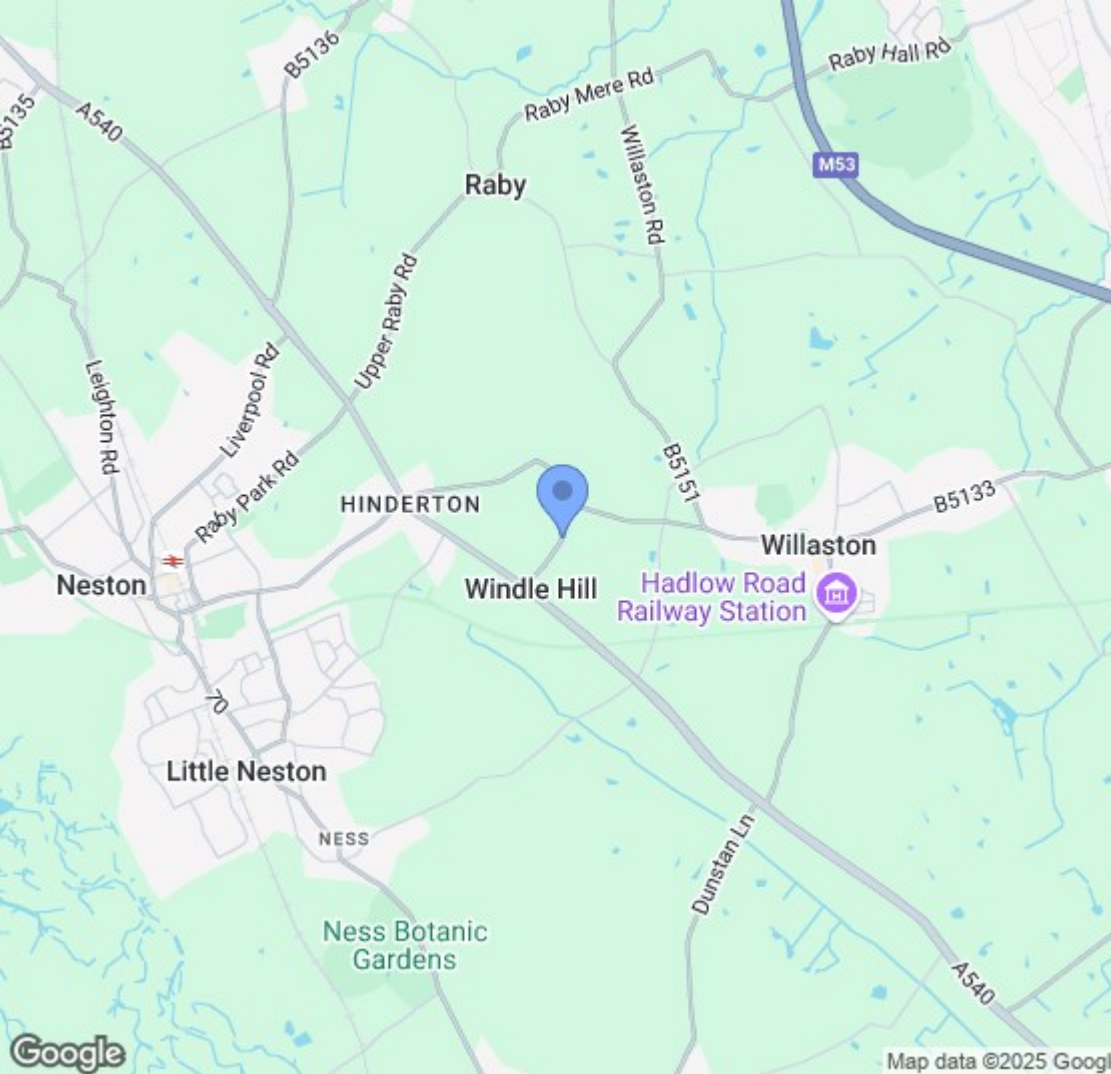


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 256.0 sq. metres (2755.9 sq. feet)
Fiddlers Green, Hanns Hall Road, NESTON



Location Map

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