



9 HEATHERWAYS

TARPORLEY, CHESHIRE, CW6 0HP

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A most appealing five bedroom detached family house extending to approximately 1900 square feet and occupying a sought after location strolling distance from Tarporley High Street.

Heatherways has increasingly established itself as one of Tarporley's most sought after residential locations with property in the development continually in demand and rarely becoming available. This particular house is an excellent example of its type offering a convenience of location as well as an impressive square footage. Enviably positioned only strolling distance from Tarporley High Street and its extensive amenities.

The accommodation opens with an excellent, spacious entrance hall. The living room and conservatory are accessed to one side with double aspect windows and beautiful fireplace as its focal point. The dining room and kitchen, whilst partially distinct provide a bright open plan feel whilst retaining a designated dining area and well appointed, bespoke kitchen. Just off the kitchen is the sitting room with its wonderful window seat, a great place to sit and read a book or enjoy views over the garden. The sitting room is a useful additional space that could be re-arranged to run open plan to the breakfast kitchen if desired.

At first floor level the master bedroom is well appointed with fitted wardrobes and serviced by the ensuite bath and shower room. The second bedroom also benefits from an ensuite shower room whilst the three further bedrooms are serviced by the family bathroom. Overall the first floor is an adaptable space with one bedroom being used as a study by the current owners.



Externally the property continues to impress with a well-proportioned and beautifully maintained garden, a rare asset given the central location of the property. In addition to this, ample driveway parking is available and a detached double garage provides further parking or the additional storage so commonly sought after by purchasers.

LOCATION

Tarporley, a village nestled within the scenic landscapes of Cheshire, boasting a rich historical heritage dating back to prehistoric times. Mentioned in the Domesday Book as "Toepelei," signifying "a pear wood near a hill," its ancient roots contribute to its enduring charm.

Located within the borough of Cheshire West and Chester in the county of Cheshire approximately 11 miles from Chester, 28 miles from Liverpool and 35 miles from Manchester. Tarporley is seen as one of Cheshire's most highly regarded villages offering glorious countryside living whilst boasting a diverse selection of amenities.

Heatherways is ideally situated being minutes away by foot to the Georgian High Street and is well regarded as a 'fashion destination' with several independent fashion boutiques, home interior shops, gift shops, florists, and many antique emporiums. As well as a vibrant social and cultural environment provided by several wine bars hosting live music events as well as the community centre that offers a variety of classes for all ages. There is a variety of food and drink venues from gastro pubs to restaurants alongside several cafes and coffee shops.

The village enjoys a farmers' market, the first Saturday of every month. And it has two local farm shops; Rose Farm at Utkinton and The Hollies Farm Shop. Convenience shopping is provided in the village by a Co-Op and a Spar.



There is a wide choice of activities for all ages in the heart of the village such as a delightful tennis court, bowling green and Allotments. Situated on the edge of the village are two 18-hole golf courses, Oaklands and Portal which also provides a Spa and Swimming Pool. Deeside Ramblers Hockey Club and Cheshire Polo Club are both within a 5-minute drive from the village. Beeston Castle can be seen from the village and is only a 10-minute drive away. For walkers, the Sandstone trail passes close by, and the village is at the confluence of many miles of footpaths. For the younger generation there is an abundance of activities including Cheshire Ice Cream Farm in Tattenhall, Gruffolo Trail and Go Ape at Delemare forest to name but a few.

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band G - Cheshire West and Chester.

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floor plan is intended as general guidance and are not to scale
- The subject property was constructed in 1996

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



PORCH
Composite door with two obscured glazed panels and silver door furniture through to the:

RECEPTION HALLWAY - 14'3" X 10'3"

Window overlooking the side, two obscured glazed panels either side of the front door, coved ceiling, wood effect flooring, ceiling light point, telephone point. Double doors through to the living room. Doors through to the sitting room, dining room, WC, useful understairs storage cupboard and staircase rising to the first floor,

LIVING ROOM - 22'11" x 11'9"

A large dual aspect room with window overlooking the front garden and a double door through to the conservatory. Two ceiling light points, two radiators, coved ceiling, aerial point, decorative stone feature fireplace and hearth with gas log effect fire (currently capped).

CONSERVATORY - 10'8" X 11.1" max

Double doors onto the rear paved patio area, windows to all sides, radiator, electrical plug sockets.

WC - 4'6" x 4'9"

A well-appointed cloakroom comprising a low-level WC with dual flush and concealed cistern, wall mounted wash hand basin with chrome mixer tap, fully tiled walls with feature border, wood effect flooring, recess ceiling spotlights, chrome ladder style heated towel rail and UPVC double glaze window with obscured glass to the side.

DINING ROOM - 14'8" x 8'55"

UPVC double glazed window overlooking the front, wood effect flooring, recessed ceiling spotlights, radiator, coved ceiling, low-level double doors through to a useful understairs storage cupboard. Opening through to the;

KITCHEN - 15'2" x 13'8"

Fitted with a modern bespoke 'Shaker' style kitchen by The Cabinet Rooms painted in cream, incorporating wall and base level units with bowl and a half stainless steel sink unit and drainer with chrome mixer tap, granite work surfaces and matching upstand, five ring gas hob with chrome chimney style extractor above, built in double oven and grill, double opening fridge with low-level freezer, integrated dishwasher. Spaces for washing machine, dryer and microwave. Tall radiator, coved ceiling, recessed ceiling spotlights, wood effect flooring. 2 x UPVC double glazed windows overlooking the delightful rear garden and wooden stable door to the rear.

SITTING ROOM - 15'2" (into window) x 9'9" max

Double glazed window with built in window seat and useful storage beneath, coved ceiling, ceiling light point and radiator.

LANDING

Ceiling light point, loft hatch. Doors through to principal bedroom, guest bedroom, three further double bedrooms and family bathroom.

PRINICIPAL BEDROOM - 14'6" x 11'9"

UPVC double glazed window overlooking the rear, recessed ceiling spotlights, radiator, coved ceiling, built-in wardrobes incorporating rails and shelving. Door through to the ensuite bathroom.



EN-SUITE BATHROOM - 7'8" x 7'2"

A well-appointed five piece suite in white comprising; bath with centralised chrome mixer tap and separate shower attachment, two wall mounted wash hand basin with chrome mixer tap with mirrored vanity cabinets above, low-level WC with dual flush, corner shower with opening glazed doors, recessed ceiling spotlights, UPVC window with obscured glass, wood effect flooring, wall mounted shaver socket, chrome ladder style heated towel rail, fully tiled walls with decorative tiles to sink area.

BEDROOM TWO - 12'13" x 10'7"

UPVC double glazed window overlooking the front, coved ceiling, ceiling, light point, radiator. Door through to a useful en-suite.

EN-SUITE - 10'1" x 2'7"

A well-appointed shower room comprising low-level WC with dual flush and concealed system, wall mounted wash hand basin with chrome mixer tap and useful mirrored storage cupboard above, walk-in shower with glazed doors, recessed ceiling spotlights, tile effect flooring, fully tiled walls with decorative border and chrome ladder style heater towel rail.

BEDROOM THREE - 11'8" x 9'9"

UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wood effect flooring and coved ceiling.

FAMILY BATHROOM - 7'9" x 7'7"

A four piece suite in white with chrome style fittings comprising; bath with central mixer tap and shower over with glazed shower screen, low-level WC with dual flush, wall mounted double wash hand basin with mixer taps and two useful drawers beneath and large wall mounted mirrored vanity cabinet above, UPVC double glazed window with obscured glass, tile effect flooring, recessed ceiling spotlights, chrome ladder style heated towel rail, fully tiled walls with feature border.

BEDROOM FOUR - 12'1" x 9'14"

UPVC double glazed window overlooking front garden, coved ceiling, radiator, ceiling light point, mirrored sliding wardrobe doors incorporating rails and shelving.

BEDROOM FIVE - 12" X 7'5"

UPVC double glazed window, ceiling light point, coved ceiling, and radiator.

EXTERNALLY

The property has a block paved driveway leading to a double garage. To the front of the property is a neatly laid lawn with mature planting. A paved pathway leads to the front door and there is pedestrian access to the left-hand side of the property providing access to the rear. The rear garden is a particular feature, being of a generous size laid mainly lawn with fully stocked borders and trees with raised paved patio areas and is fully enclosed by fencing.

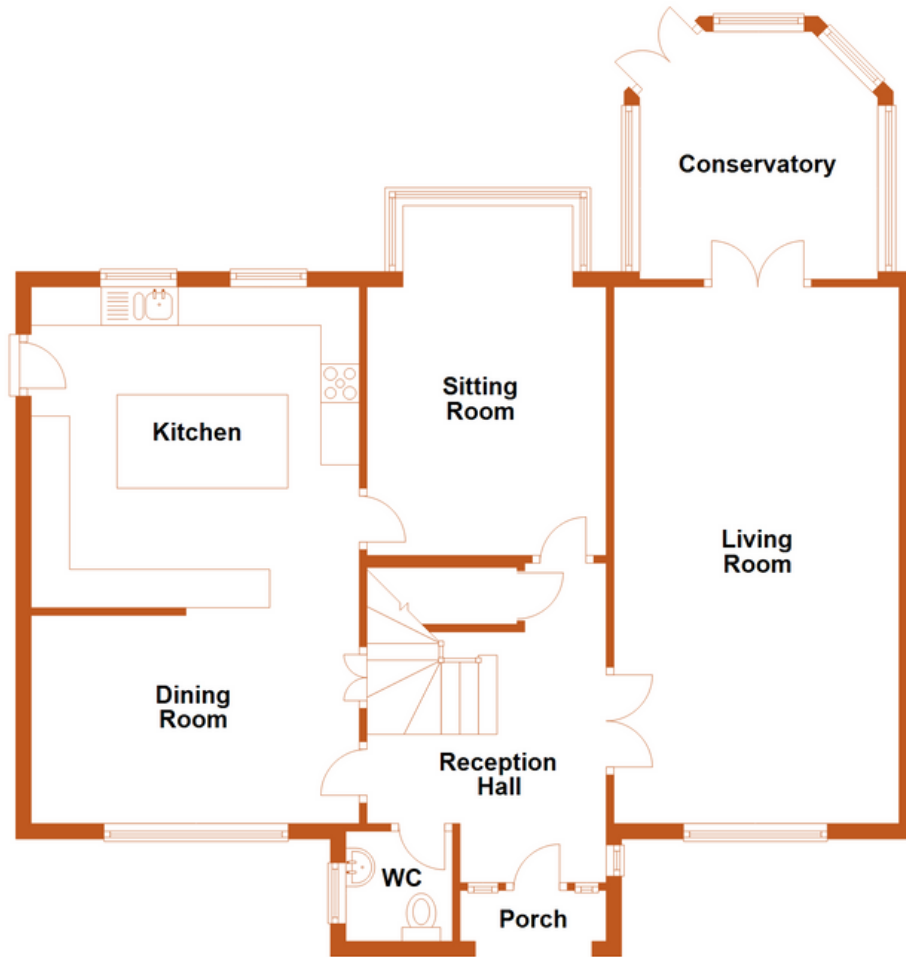
DOUBLE GARAGE - 17'2" X 17'16"

Dual up and over garage doors, pedestrian door through the garden, lighting and electrical power points.



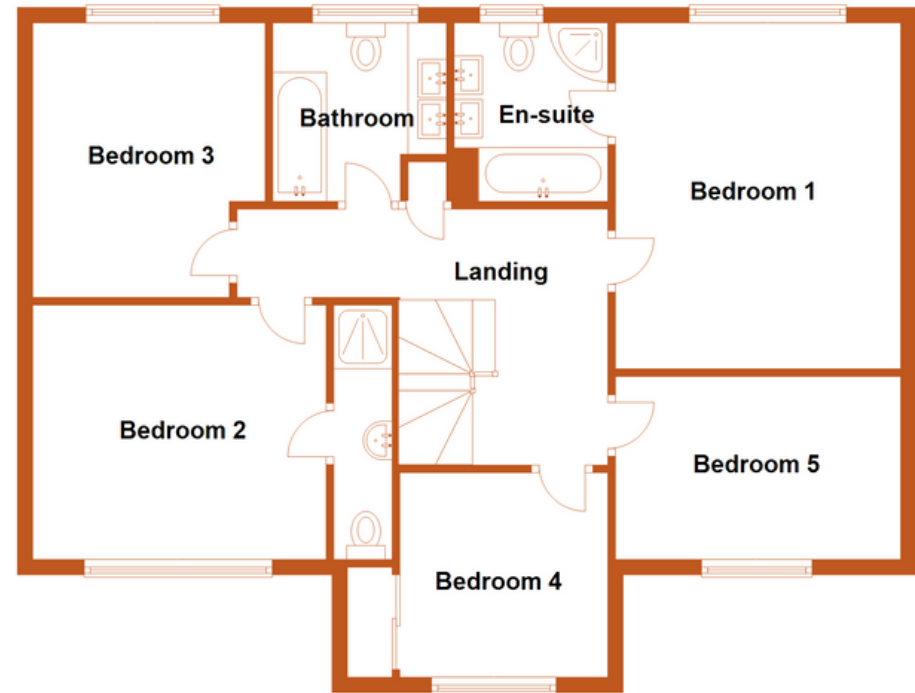
Ground Floor

Approx. 94.8 sq. metres (1020.9 sq. feet)



First Floor

Approx. 84.1 sq. metres (905.3 sq. feet)



Total area: approx. 179.0 sq. metres (1926.2 sq. feet)



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