



Wright Marshall

Estate Agents

2 The Hamptons, Chester Road, Alraham, Tarporley, CW6 9QF



For Sale

£625,000

- Modern detached executive home
- Master bedroom with ensuite & dressing room
- Three further double bedrooms
- Family bathroom & downstairs cloakroom
- Block paved driveway providing ample parking

- Extensive lawned rear garden with patio
- Semi rural location



2 The Hamptons is the largest and most prestigious property within the exclusive and highly sought-after development in the charming village of Alpraham.

Description

Approaching this beautifully designed architectural home, you are greeted by a sweeping block-paved driveway that offers ample parking and seamless access to the integral garage. The driveway leads to a covered entrance, which opens into a spacious, inviting, and elegantly panelled hallway.

The ground floor offers an exceptional living space, starting with a cozy lounge featuring a log burner set within a recessed fireplace topped with an oak mantle, bi-folding doors that open onto the patio, and a recently installed herringbone floor. At the heart of the home is the expansive open-plan kitchen, a true showstopper. It boasts a full range of integrated appliances, sleek modern cabinetry, quartz worktops, and a matching central island. There is also a dedicated dining area enhanced by large bi-folding doors overlooking the extensive garden and leading onto the patio which is perfect for entertaining. A versatile snug/home office completes the ground floor accommodation along with a useful utility room and downstairs cloakroom.

Ascending the turned staircase, a stunning vaulted ceiling and a striking cathedral-style window floods the landing with natural light. The first floor houses four generously sized bedrooms, with the master suite featuring a walk-in wardrobe and a luxurious ensuite with a walk-in shower. The remaining three bedrooms share a stylish four-piece family bathroom.

Externally, the property continues to impress. To the rear, the garden is a true labour of love, meticulously cultivated by the current owners. Vibrant, deep-planted borders showcase a wide array of shrubs and perennials, drawing the eye down the nearly 200-foot garden. There are two patios: the first, just off the rear of the house and accessible via both sets of bi-folding doors, is ideal for hosting gatherings. The second, nestled at the far end of the garden, offers a peaceful retreat—a perfect spot to relax and enjoy the diverse birdlife and natural surroundings.

This remarkable home truly offers the perfect blend of elegance, functionality, and tranquillity in an idyllic village setting.

Location

Alpraham lies close to the Georgian High Street of Tarporley and the market town of Nantwich. Tarporley offers outstanding local amenities including fashion boutiques, arts and craft shops,

DIY shops, florists and general stores. There are also superb restaurants in the village itself along with public houses of great history and repute. Tarporley also has its own churches and there are both primary and secondary schools in the village.

Easy access is available to the motorways, and the neighbouring centres including Chester, Nantwich and Northwich, can be easily found. It should also be noted that the village of Bunbury is nearby and has its own range of amenities including the highly regarded Bunbury primary school, local shops and two well known public houses.

Tenure

We believe the Tenure to be Freehold.

Hallway

WC

6'3 x 3'5 (1.90m x 1.00m)

Garage

18'3 x 9'7 (5.50m x 2.90m)

Lounge

16'4 x 14'1 (5.00m x 4.30m)

Kitchen/Family Room

20'0 x 14'9 (6.10m x 4.50m)

Utility

6'6 x 33'5 (2.00m x 10.00m)

Dining Room/Study

15'2 x 7'11 (4.60m x 2.40m)

Landing

Master Bedroom

15'1 x 11'10 (4.60m x 3.60m)

Ensuite

10'5 x 4'11 (3.20m x 1.50m)

Bedroom Two

13'9 x 11'10 (4.20m x 3.60m)

Bedroom Three

11'7 x 9'7 (3.50m x 2.90m)

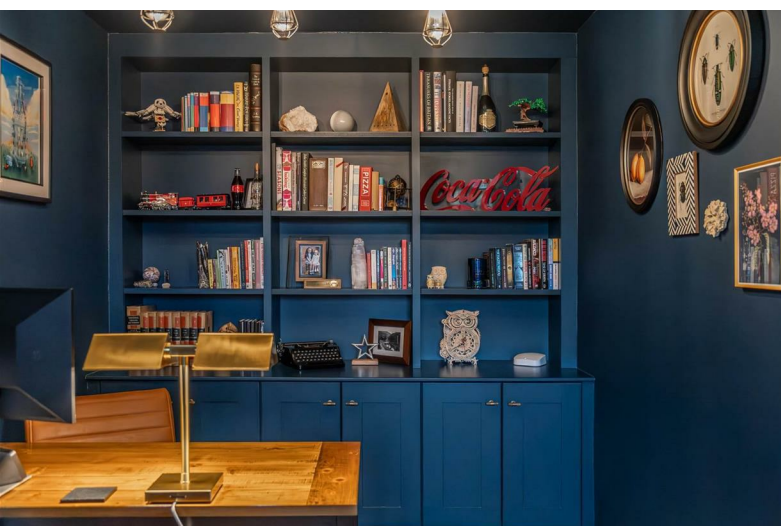
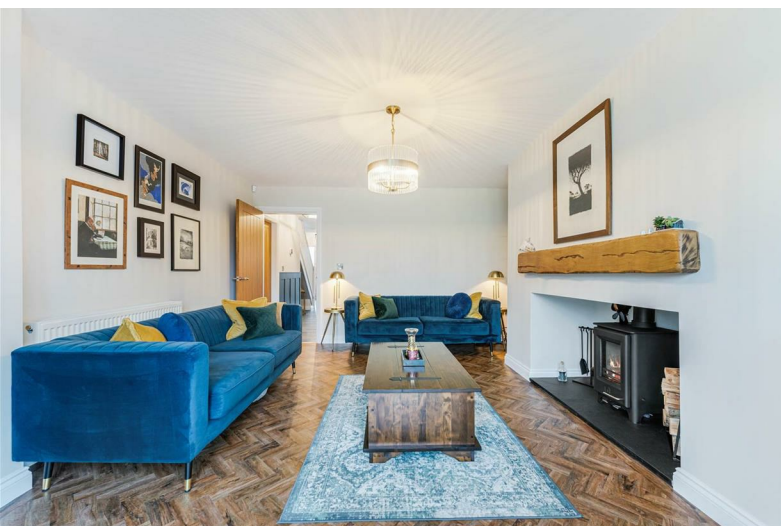
Bedroom Four

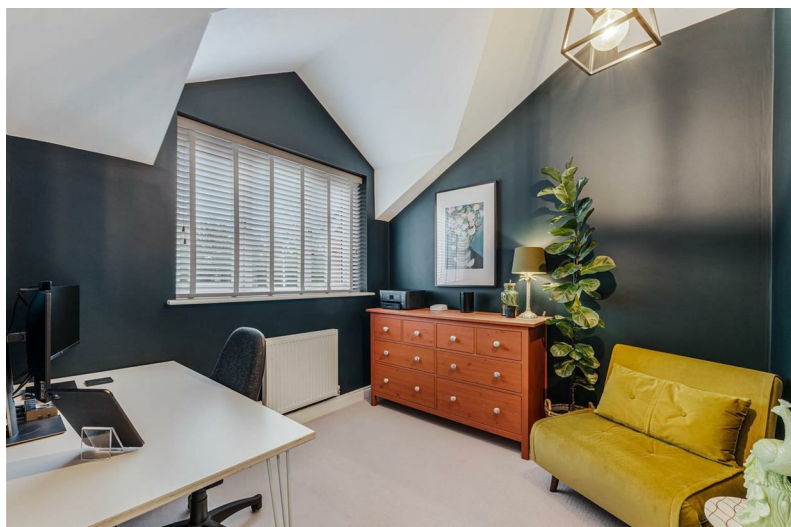
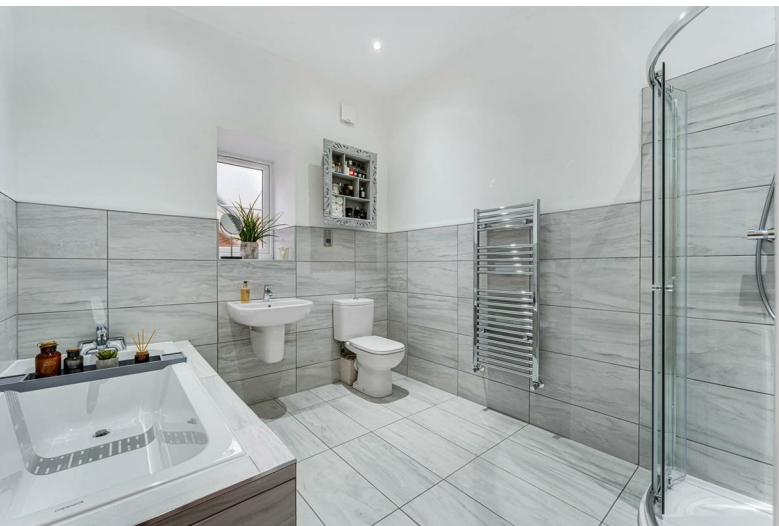
10'5 x 8'11 (3.20m x 2.70m)

Bathroom

11'7 x 8'5 (3.50m x 2.60m)











GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

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