



PORTFOLIO
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High Cross Lane, Clutton, Chester CH3 9FB

Oak Tree Cottage

A modern 4-bedroom detached home set in its own grounds, in a village location with views over rolling countryside and farmland, adjacent to a good road network, with local primary and secondary schools nearby, together with local amenities and regular bus service to Chester, Malpas and Whitchurch.



The property is approached

over a sweeping block-paved driveway with extensive parking and turning area, paved pathways lead to a pillared porch area, and a step up to the front door with frosted glazed panel inserts.

Entrance Hall

Wide, light, and beautifully appointed, with high-quality walnut-effect flooring, a fitted radiator, dado rail, doors off to principal receptions and door to cloakroom, cupboard with fitted hanging rail.

Cloakroom/WC

Walnut-effect flooring, a low-level WC, feature sink unit with circular bowl and antique-style mixer tap over, standing on timber shelving with cupboard under, radiator, complementary wall tiling and a frosted window.

Living Room

20' 10" x 17' 2" max (6.35m x 5.23m max)

A superb light and attractive family living space, windows to three sides with most attractive views over landscaped gardens and the Cheshire plain. Continuation of the walnut-effect flooring, central fireplace of dressed stone with recessed grate and hearth, deep coved ceiling, wall light points and recessed spotlight, two radiators.



Morning Room

13' 3" x 12' 8" max (4.04m x 3.86m max)

A light and tranquil space with sliding double glazed doors to patio, gardens and alfresco dining area, and continuation of the walnut-effect flooring, staircase rising to the first floor, radiator, and under stairs storage space.

Dining Room

12' 8" x 9' 4" max (3.86m x 2.84m max)

With a decorative tiled floor, coved ceiling, radiator, windows overlooking the garden and timber-effect uPVC double glazed French doors affording access to the garden and its delightful views.

Kitchen

13' 2" x 9' 4" max (4.01m x 2.84m max)

Approached via the Morning Room, with a tiled floor, an extensive range of fitted kitchen units, both wall and base, timber-effect working surface fitted with drawers and cupboards under. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset five-ring electric hob with fan unit over, integral eye-level oven and grill double unit, integral larder fridge, space and plumbing under working surface for dishwasher, complementary wall tiling, radiator, recessed ceiling spotlights, and a door with glazed panels to the Utility Room.

Utility Room

5' 9" x 5' 1" max (1.75m x 1.52m max)

Continuation of the tiled floor, fitted working surface with inset stainless steel sink and draining unit with mixer tap over and cupboards under, space and plumbing for a washing machine and space for a tumble dryer. Door with frosted panel inserts leading out to the patio.

First Floor Landing

From the Morning Room, a turning staircase with a window at half-landing level leads to the first floor landing, part galleried, with access to the roof storage space.

Master Bedroom (Bedroom One)

13' 8" x 13' 4" max (4.17m x 4.06m max)

A lovely master bedroom suite with hall-way-style entrance leading into a vaulted bedroom with dormer windows either side offering spectacular views. Walnut-effect flooring, two radiators, and a built-in wardrobe cupboard with hanging space and shelving.

En-Suite Shower Room

Timber-effect flooring, a fully-tiled shower cubicle with thermostatic shower, pedestal wash basin, low level WC, complementary wall tiling, ceiling-mounted extractor, a Velux-style window, and a radiator.

Bedroom Two

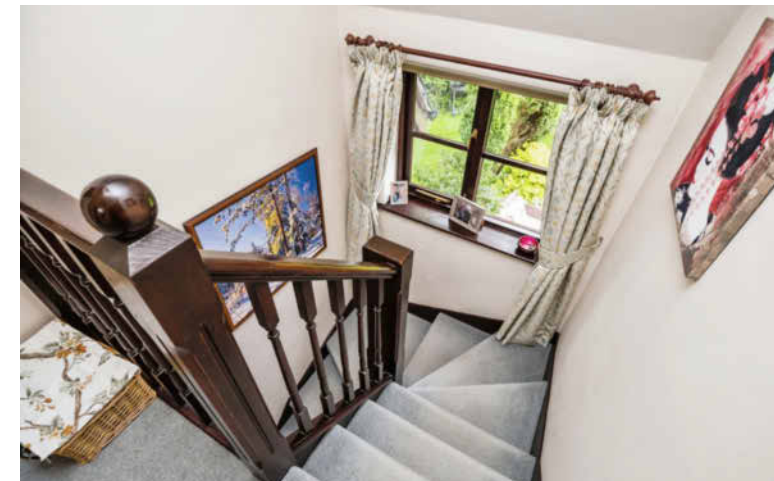
13' 3" x 9' 6" max (4.04m x 2.90m max)

A charming room with a window overlooking the gardens and rural views towards the Bolesworth Estate, a range of fitted wardrobe cupboards with hanging space shelving and overhead storage, and a radiator.

Bedroom Three

8' 7" x 7' 6" max (2.62m x 2.29m max)

With walnut-effect flooring, a window with stunning views, a radiator, and part-vaulted ceiling.





Bedroom Four

10' x 8' 7" max (3.05m x 2.62m max)

With walnut-effect flooring, a dormered window, radiator, and vaulted ceiling.

Family Bathroom

With timber-effect flooring, bathroom suite comprising of a panel bath in a tiled surround with thermostatic shower over and shower screen, low level WC, pedestal wash basin, radiator, a frosted window, and complementary wall tiling.

Attached Garage

17' 10" x 17' max (5.44m x 5.18m max)

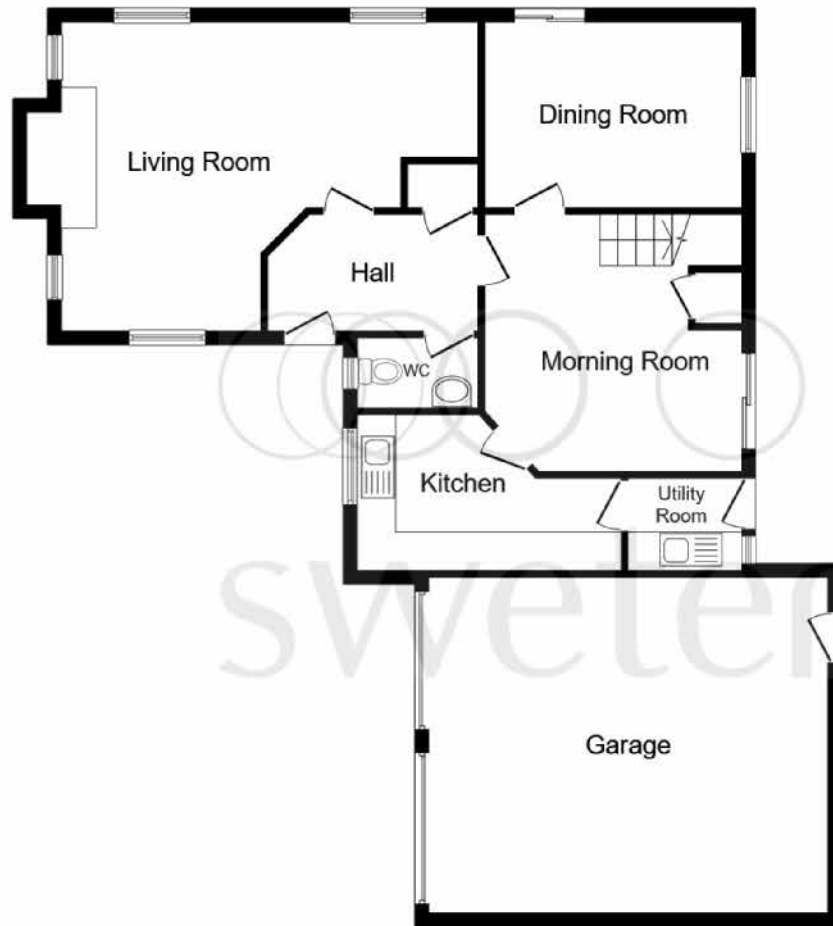
The attached garage building is of generous proportions with twin up-and-over doors and a rear personal door leading to the garden, housing the oil-fired floor-mounted Worcester boiler for central heating and domestic hot water, with extensive overhead loft space.



Externally

The property stands well within its plot, with a gently sloping block-paved driveway with contrasting edging leading to an extensive parking and turning area and to the attached garage. From the driveway, a personal gate leads to a road exit. Paved pathways lead around the house to the delightful and generous landscaped gardens. A utility area contains the oil tank and a useful timber garden shed.

The gardens are principally laid to well-maintained lawns bounded by mature hedging, and there are a wide variety of mature shrubs, and ornamental and specimen trees. Directly outside the Morning Room is a block-paved terrace with steps up to the lawn, a charming and secluded seating area for relaxation and reflection.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Oak Tree Cottage, High Cross Lane, Clutton

Claim your own little slice of Heaven - a charming, spacious and versatile family home in an elevated position with extraordinary rural views from almost every window. Only viewing in person will really demonstrate the extraordinary pleasures derived from such an exquisite location. Part of a small development of exclusive and individual houses, Oak Tree Cottage occupies a large and beautifully maintained plot and is surrounded by open countryside - a perfect location for walking and cycling adventures. Clutton Village has the advantage of being located in unspoilt countryside, yet adjacent to a good road network leading to Chester (8 miles), Wrexham, Nantwich, Crewe, and the M53 motorway. The village itself has a Church of England primary school, with further primary and secondary schooling available in nearby Malpas, together with extensive shops, pubs and restaurants. Council Tax Band F.

Offers Over

£500,000

- Village Location with Views of Open Countryside
- Good Road Network Adjacent
- Primary and Secondary Schools Nearby
- Close to Local Amenities

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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