



St Margarets House, 10 Chamberlain Court, Betley CW3 9GB





A superbly appointed and situated five bedroom modern detached three storey residence in a premium select position in a tranquil location within Betley Village providing impeccably extended and presented contemporary accommodation to 2800 sqft with private rear gardens and detached double garaging. Viewing highly recommended.

- An outstanding and spacious detached three storey residence
- In a fine location within Betley village centre affording fine aspects
- Affording impeccably designed and arrayed extended accommodation over three floors
- Five bedrooms, en-suite, shower room and bathroom
- Four stunning reception rooms and cloakroom
- Large fully appointed open plan living family dining kitchen and utility room
- Attractive contemporary features with accommodation to 2800 sqft
- Large driveway and detached double garage
- Private established rear gardens with extensive patio terrace
- Viewing highly recommended



Agents Remarks

This superb premium residence stands in a fine location and provides outstanding versatile living space with five superior bedrooms over two floors. The house has been comprehensively enhanced with an extension providing a contemporary open plan living space to the rear. Betley is a very well regarded village in North Staffordshire close to the Cheshire border and provides shop and post office, renowned public houses, junior schooling and a church and is surrounded by delightful countryside providing a range of leisure pursuits.

Property Details

Steps lead from the front of the property to:

Covered Porch

With a high quality double glazed composite door allowing access to:



Reception Hall

A delightful entrance to the property with a staircase incorporating half landing ascending to first floor, high quality Oak plank effect flooring, radiator, coved ceiling, uPVC double glazed window to front elevation and a panel door leads to:

Cloakroom 4' 9" x 3' 7" (1.45m x 1.08m)

With wall mounted WC, wall mounted pedestal wash basin, chrome towel radiator and uPVC double glazed window to side elevation.

From the Reception Hall a panel door leads to:

Lounge 12' 9" x 10' 8" (3.89m x 3.25m)

With uPVC double glazed windows to front elevation, high quality wide plank effect flooring, radiator and coved ceiling.

From the Reception Hall a panel door leads to:

Living Room 17' 0" x 13' 0" (5.18m x 3.95m)

With coved ceiling, living flame gas fire within attractive stone surround upon hearth, radiators, high quality Oak plank effect flooring, uPVC double glazed windows to side elevation and sectional double glazed doors to Garden Room.

From the Reception Hall a panel door leads to:

Open Plan Living Family Dining Kitchen 20' 10" x 20' 1" (6.35m x 6.11m)

A glorious extended room affording outstanding aspects over the rear garden and providing a lovely open plan light and airy design with three overhead rooflights, open access to Garden Room and open access to:

Kitchen Area

With a superb range of high quality base and wall mounted units, built-in larder cupboard, granite working surfaces, space for American fridge freezer, built-in double electric oven, built-in microwave, underslung sink with mixer tap, integrated wine cooler, large dining island incorporating a four ring induction hob with filter canopy above, plumbing for dishwasher, limestone tiled flooring and open access leads to:

Superior Garden Room 12' 10" x 12' 2" (3.92m x 3.70m)

With Oak framed gable elevation incorporating aluminium framed double glazed windows, limestone tiled flooring, four panel bi-folding doors and three overhead skylights.

From the Kitchen a panel door leads to:



Laundry/Utility Room 10' 9" x 11' 0" (3.28m x 3.36m)

Beautifully appointed with a range of wall mounted cupboards, base units, plumbing for washing machine, uPVC double glazed window to front elevation, recessed ceiling lighting and tiled flooring.

First Floor Landing 12' 5" x 9' 2" (3.78m x 2.79m)

With a staircase ascending to second floor, radiator, recessed ceiling lighting and a panel door leads to:

Master Bedroom 22' 4" x 12' 10" (6.80m x 3.90m)

A superbly spacious room with uPVC double glazed windows to front and rear elevations, radiator, an extensive range of fitted wardrobes incorporating railings, shelving, drawers and dressing table area and a panel door leads to:

En-Suite Shower Room 6' 11" x 6' 5" (2.10m x 1.95m)

With a corner fitted shower cubicle, WC, chrome towel radiator, uPVC double glazed window, pedestal wash basin, tiled flooring and recessed ceiling lighting.

Bedroom Two 13' 5" x 9' 7" (4.10m x 2.91m)

With uPVC double glazed windows to rear elevation, radiator and a panel door leads to:

Jack and Jill Bathroom 10' 8" x 10' 6" (3.26m x 3.20m)

With a corner fitted spa bath, corner fitted shower cubicle, WC, pedestal wash basin, tiled flooring, tiled walls, chrome radiator and recessed ceiling lighting.

Bedroom Three 12' 9" x 10' 8" (3.89m x 3.26m)

With uPVC double glazed window to front elevation providing fine aspects, radiator and panel door to Jack and Jill Bathroom.

Second Floor Landing 12' 7" x 8' 9" (3.84m x 2.67m)

With a chimney heritage rooflight, low level panel door to eaves storage cupboard and a panel door leads to:

Bedroom Four 13' 8" x 13' 0" (4.17m x 3.96m)

With a uPVC double glazed window to gable elevation, radiator, extensive range of fitted shelving units drawers and wardrobe units and heritage rooflight to front elevation providing fine far reaching aspects.

Bedroom Five 16' 11" x 12' 2" (5.16m x 3.71m)

With radiators and heritage rooflight to front elevation.

Shower Room 9' 10" x 7' 8" (3.00m x 2.33m)

With a recessed shower cubicle, WC, pedestal wash basin, radiator and heritage rooflight.



Externally

St Margaret's House is one of a select number of properties constructed in recent years to a high specification by renowned builders Chamberlain Developments. The house stands in a quiet cul-de-sac position in an elevated plot and affords attractive aspects over calibre properties and countryside. A driveway provides excellent parking facilities and leads to a detached double garage to the side of the house. The rear gardens stand within established mature borders and benefit from an extensive patio terrace and a large artificial lawn.

Detached Double Garage 18' 5" x 14' 9" (5.62m x 4.50m)

With up and over door, light and power.

Tenure

Freehold.

Services

All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle under Lyme proceed past Wychwood Park and continue for two miles into Betley Village. Turn right into Chamberlain Court, proceed to the bottom of the close where the property is located on the right hand side in an elevated position.



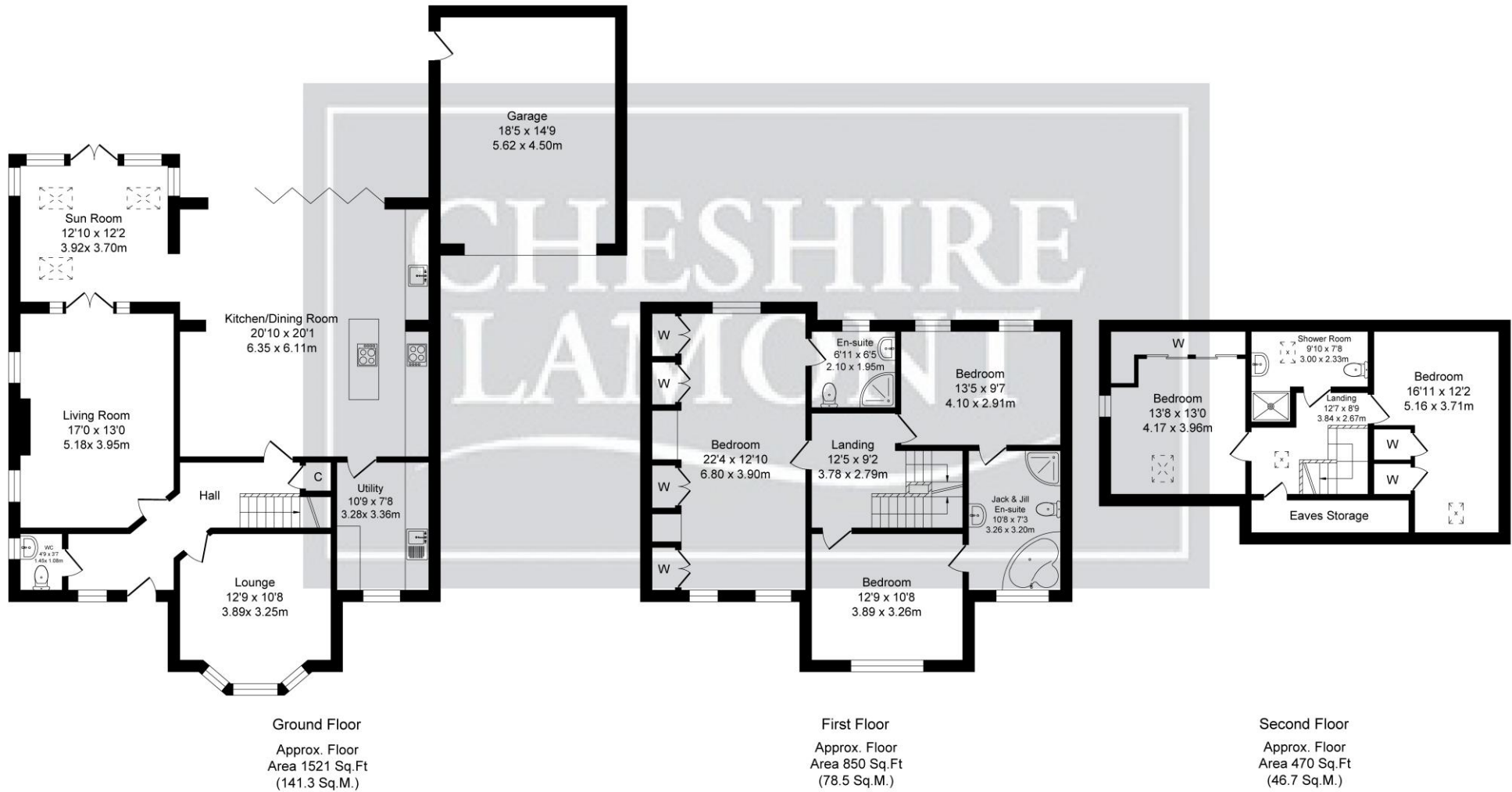
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	82

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Chamberlain Court, Betley
 Total Approx. Floor Area 2841 Sq.ft. (266.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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