



1 Betley Hall Gardens, Betley CW3 9BB

CHESHIRE
LAMONT



A very spacious and impressive detached house of great character standing in a superb large established corner garden plot providing well arrayed versatile accommodation to 2700 sqft with five bedrooms, four reception rooms and situated in a highly sought after select position within Betley village. Viewing recommended. NO CHAIN.

- A superbly situated modern five bedroom detached house
- Standing in extensive private established gardens to almost 1/4 of an acre
- Upon a small select, highly favoured woodland estate
- In a fine corner position within historic Betley village
- Benefiting from large driveway and integral double garaging
- Reception hall, spacious lounge, dining room and study
- Dining kitchen, utility room, rear hall and conservatory/garden room
- Master bedroom with en-suite bathroom, four further double bedrooms and family bathroom with separate WC
- NO CHAIN
- Viewing highly recommended

Agents Remarks

This superb detached home stands in a highly favoured position upon a small select development and benefits from a delightful community feel and is set within a lovely situation within the village of Betley.

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

A large cobble edged driveway leads through attractive hedging to the front of the property to a double integral garage. From the driveway a recessed porch with tiled step ascends to a high quality oak effect arched uPVC double glazed door allowing access to:



Reception Hall

A delightful entrance to the property with a full height uPVC double glazed window, attractive staircase ascending to first floor galleried landing, high quality wood flooring, radiator, deep under stairs storage cupboard and a door leads to:

Under Stairs Cloakroom

With a wall mounted wash basin, WC, attractive flooring and uPVC double glazed window.

From the Reception Hall a door leads to:

Lounge 23' 9" x 13' 11" (7.23m x 4.24m)

A delightful light and airy reception room providing lovely aspects to the front via a uPVC double glazed deep silled bow window, wall light points, coved ceiling, living flame gas fire inset within attractive surround with mantel over, radiator and full width uPVC double glazed double doors within uPVC double glazed side panels enjoying superb aspects over the lawned south west facing rear gardens.

From the Reception Hall a door leads to:

Dining Room/Sitting Room 12' 9" x 13' 3" (3.88m x 4.04m)

With a uPVC double glazed window to rear gardens and to Reception Hall, high quality wood flooring, wall light points, coved ceiling and radiator.

From the Reception Hall a door leads to:

Home Office/Study

With a uPVC double glazed window to front elevation, radiator and coved ceiling.

From the Reception Hall a door leads to:

Dining Kitchen 12' 9" max x 13' 8" max (3.88m max x 4.17m max)

Impeccably appointed with a full range of oak fronted base and wall mounted units, integrated pull-out pantry drawers, attractive working surfaces, Bosch built-in double electric oven, Bosch built-in microwave, Bosch four ring hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, breakfast counter, tiled flooring, uPVC double glazed windows to south west elevation, radiator, recess for fridge, part tiled walls, recessed ceiling lighting and a sectional glazed oak door leads to:

Rear Hall 7' 3" x 12' 9" (2.20m x 3.88m)

With an aluminium framed door to rear gardens and open access to:



Garden Room/Conservatory 11' 8" max x 17' 5" max (3.56m max x 5.31m max)

Of uPVC double glazed construction incorporating windows and double doors affording fine aspects over the gardens with clearglazed roof, radiator and tiled flooring.

From the Rear Hall a door leads to:

Utility Room 6' 0" x 8' 10" (1.83m x 2.69m)

With a wall mounted gas fired central heating boiler, radiator, uPVC double glazed window and tiled flooring.

From the Rear Hall a door leads to:

Integral Double Garage 16' 7" x 16' 0" (5.05m x 4.88m)

With an electrically operated door to front, uPVC double glazed window, light and power.

First Floor Galleried Landing

With a uPVC double glazed window to front elevation providing fine aspects, radiator, coved ceiling, deep built-in over stairs airing cupboard and a door leads to:

Bedroom Two 15' 8" max x 15' 7" (4.78m max x 4.74m)

With a uPVC double glazed window to rear elevation affording lovely views over the gardens and Betley village, radiator and uPVC double glazed window to side elevation.

Family Bathroom

With a large walk-in shower cubicle, tiled walls, tiled flooring, radiator, towel radiator, wash basin, panelled bath and uPVC double glazed window.

Separate WC

With a pedestal wash basin, WC, radiator, tiled walls, tiled flooring and uPVC double glazed window.

Bedroom Three 12' 9" x 10' 4" (3.89m x 3.14m)

With a uPVC double glazed window to rear elevation and radiator.

Bedroom Four 12' 9" x 10' 7" max (3.89m x 3.23m max)

With a uPVC double glazed window to rear elevation, coved ceiling, radiator and built-in double wardrobe incorporating railing and shelving.

Master Bedroom 16' 0" x 16' 6" max (4.88m x 5.03m max)

With a uPVC double glazed window to rear elevation, radiator, coved ceiling, a superb range of fitted wardrobes incorporating railing and shelving and a door leads to:



En-Suite Bathroom

With panelled bath, pedestal wash basin, WC, tiled walls, tiled flooring, radiator, ceiling mounted fan and a uPVC double glazed window.

Bedroom Five 7' 5" x 13' 11" (2.25m x 4.24m)

With a uPVC double glazed window to front elevation providing lovely aspects over the original estate walling, radiator, coved ceiling and built-in double wardrobe.

Externally

The property benefits from extensive established gardens incorporating an abundance of mature plants, tree and shrubs with a large patio area, lawned area and flower beds and borders.

Tenure

Freehold.

Services

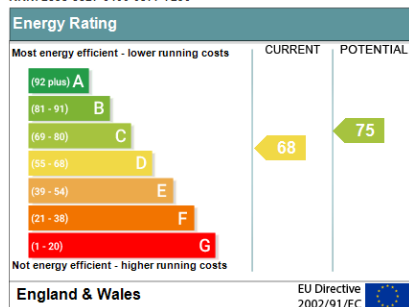
All main services are connected (not tested by Cheshire Lamont).

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 left onto Betley Hall Gardens.

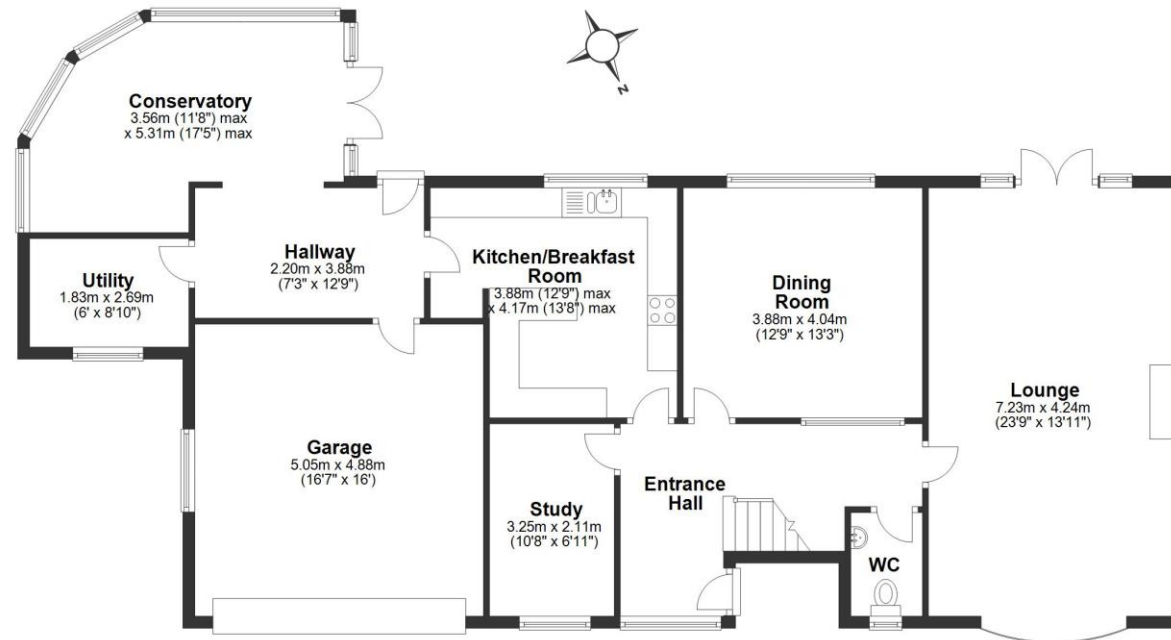


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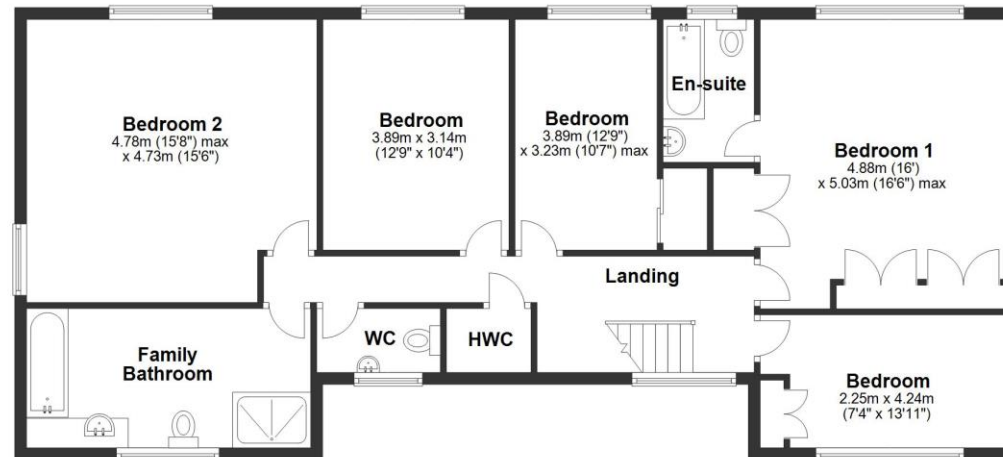
Ground Floor

Approx. 139.0 sq. metres (1496.5 sq. feet)



First Floor

Approx. 109.7 sq. metres (1181.0 sq. feet)





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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