

**FOR SALE**

Offers in the region of £695,000

Park View Cholmondeley Road, Hampton, Malpas, SY14 8JR

Park View is a wonderful family home with spacious accommodation to almost 2,750ft square. The property comprises large living room, sitting room, wonderful open plan kitchen / diner/ family room, utility room and cloaks with W.C. There are 5 bedrooms, 2 bathrooms and large gardens, detached garage and detached office / work room. The property has great views over the adjoining countryside and a drive for many cars.





- Spacious Detached Family Home
- Rural Location with Views
- Living Room, Sitting Room, Cloaks
- Open Plan Kitchen/Diner/Family Room
- Utility, Porch, Oil C.H & D.G Windows
- 5 Bedrooms, 2 Bathrooms
- Detached Garage, Office Building
- Large Landscaped Gardens

LOCATION

Park View is located on Cholmondeley Road surrounded by South Cheshire Countryside. The A41 is close by offering great access to Whitchurch, Malpas, Chester and the North West. Malpas which is 3 miles away is a busy and very well regarded popular village in South West Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors surgery and a selection of local shops.

The town of Whitchurch is only 6 Miles away which has 4 supermarkets, different local shops, churches, leisure centres and other activities.

BRIEF DESCRIPTION

Park View was once two semi detached cottages and was transformed into a wonderful detached family home which spacious and versatile accommodation. It also offers the opportunity to work from home and even run a business from the office / work room. The current owners run a dog grooming business from there.

The accommodation comprises large living room with feature fire place with log burner and windows to the front and rear. There is a spacious sitting room, large open plan bespoke kitchen / diner / family room. There is a large utility room, rear & side porch's, inner hall and a cloakroom. To the 1st floor is a spacious landing, master bedroom with dressing room and en suite bathroom. There are 4 further bedrooms and a family bathroom. The house has an oil fired central heating system and double glazed windows.

There is a large drive suitable for many cars with provisions for an EV charger. The drive leads to a detached garage with large room above. There is a large flag paved patio to the rear, large gardens, ornamental fish ponds and chicken & duck coop.

ACCOMMODATION COMPRISES

Front door opens into the

SIDE PORCH

6'2 x 4' (1.88m x 1.22m)

Window, tiled floor and door into the

UTILITY / BOOT ROOM

20'9 x 10'9 (6.32m x 3.28m)

Base units with extensive worktops, space an plumbing for washing machine and tumble dryer. There is also a drainer sink unit, windows to the front and side and tiled flooring. Door to sitting room and door to

REAR PORCH

10'9 x 3'9 (3.28m x 1.14m)

Tiled floor, worktop surface with cupboard above and door to the rear of the property and drive.



Ground Floor
1595 sq.ft. (148.2 sq.m.) approx.

1st Floor
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 2852 sq.ft. (264.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



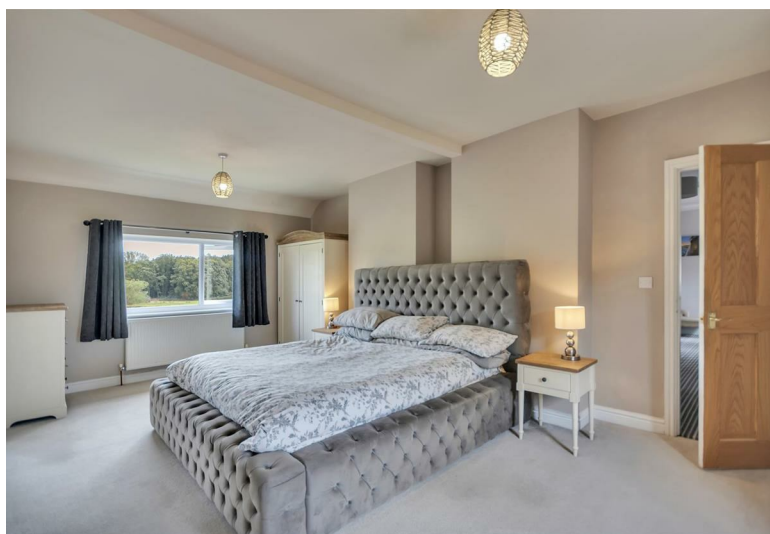
3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



INNER HALL

15'7 x 8'3 (4.75m x 2.51m)

Solid wood flooring, radiator and door to the

CLOAKROOM

White suite comprising low flush W.C, vanity unit with wash had basin, radiator and solid wood flooring.

SITTING ROOM

19'2 x 11'8 (5.84m x 3.56m)

There are two windows to the front overlooking the gardens and countryside beyond. It has solid wood flooring and there is a fire place which is boarded off but could be opened up for a log burner.

LIVING ROOM

20'8 x 19'3 (6.30m x 5.87m)

Feature brick fire place with large inset cast iron log burning stove. There are windows to the front with a great outlook, window to the rear garden, radiators and solid wood floor. There is a door to the

PORCH / GYM

8'5 x 5'7 (2.57m x 1.70m)

Currently being used as a small exercise room. It has windows to the front and side and a door to the gardens.

OPEN PLAN KITCHEN / DINER / FAMILY ROOM

26'2 x 18'6 (7.98m x 5.64m)

Wonderful bespoke kitchen with feature large central island with breakfast bar, quarts worksurface, integrated drinks fridge and other base units. There are a wide range of base units including an integrated dishwasher and large Belfast sink. There are extensive quartz worktop surfaces, range style oven and space for an American style fridge freezer.

Dining / Family Area: solid wood flooring, radiator, window and large sliding door to the gardens.

1ST FLOOR LANDING

19'3 x 9'8 (5.87m x 2.95m)

Stairs ascend from the inner hall to the spacious landing. Window to the rear and door to the



MASTER BEDROOM (FRONT)

20'8 x 13'5 (6.30m x 4.09m)

There are windows to the front and rear with great views over the gardens and adjoining countryside.

Door to the

EN SUITE

10'5 x 6'8 (3.18m x 2.03m)

White suite comprising a spa bath, separate shower enclosure, low flush W.C and wash hand basin. It has a frosted window to the front and a radiator.

WALK IN DRESSING ROOM

9'8 x 5'4 (2.95m x 1.63m)

Window overlooking the rear gardens and lots of hanging space.

BEDROOM TWO (REAR)

18'7 x 13'6 (5.66m x 4.11m)

Window overlooking the rear garden and door to under eaves storage. This bedroom has a sloping ceiling.

BEDROOM THREE (FRONT)

11'8 x 10'9 (3.56m x 3.28m)

Windows with a great view over the front garden and countryside beyond. There is a radiator and space for a large wardrobe.

BEDROOM FOUR (FRONT)

12' x 10'5 (3.66m x 3.18m)

Windows with a great view over the front garden and countryside beyond. It has a radiator and has space for a wardrobe.

BEDROOM 5 / STUDY (FRONT)

6'9 x 10'5 (2.06m x 3.18m)

Windows with a great view over the front garden and countryside beyond. There is a radiator and light point.

FAMILY BATHROOM

8'8 x 7'7 (2.64m x 2.31m)

White suite comprising corner shower enclosure. P shaped bath, low flush W.C and wash hand basin. It has floor and wall tiling, window and radiator.



OUTSIDE

The property is accessed off Cholmondeley Road through a set of electric gates to a large drive that leads to the garage. To the front of the house is a lawn and path that runs down the side of the property to the office / work room.

To the rear of the house is a large flag paved patio area and ornamental fish pond. The garden is laid to lawn and there is a chicken & duck coop. At the bottom of the garden is a second ornamental fish pond.

DETACHED GARAGE

19'9 x 19' (6.02m x 5.79m)

Up & Over Door and side entrance door.

There is an external staircase that leads to the

STORE ROOM

19'9 x 19' max (6.02m x 5.79m max)

Window to the front. This room is currently being used as a store but could be converted into games room / teenagers den or similar.

OFFICE / WORK ROOM

19'2 x 12'7 (5.84m x 3.84m)

The current owners currently run a dog grooming business from here. There is power, lighting and water to this and could be used as an office.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1537 280824

DIRECTIONS

From Whitchurch drive out on the A41 towards Chester for about 5 miles and turn right into Cholmondeley Road and the house is located on the left hand side after about 400 metres.

What 3 Words: scooped.silver.correctly

COUNCIL TAX - CHESHIRE WEST

The property is listed by Chester & Cheshire West as a Band F. Please contact the council for clarification.

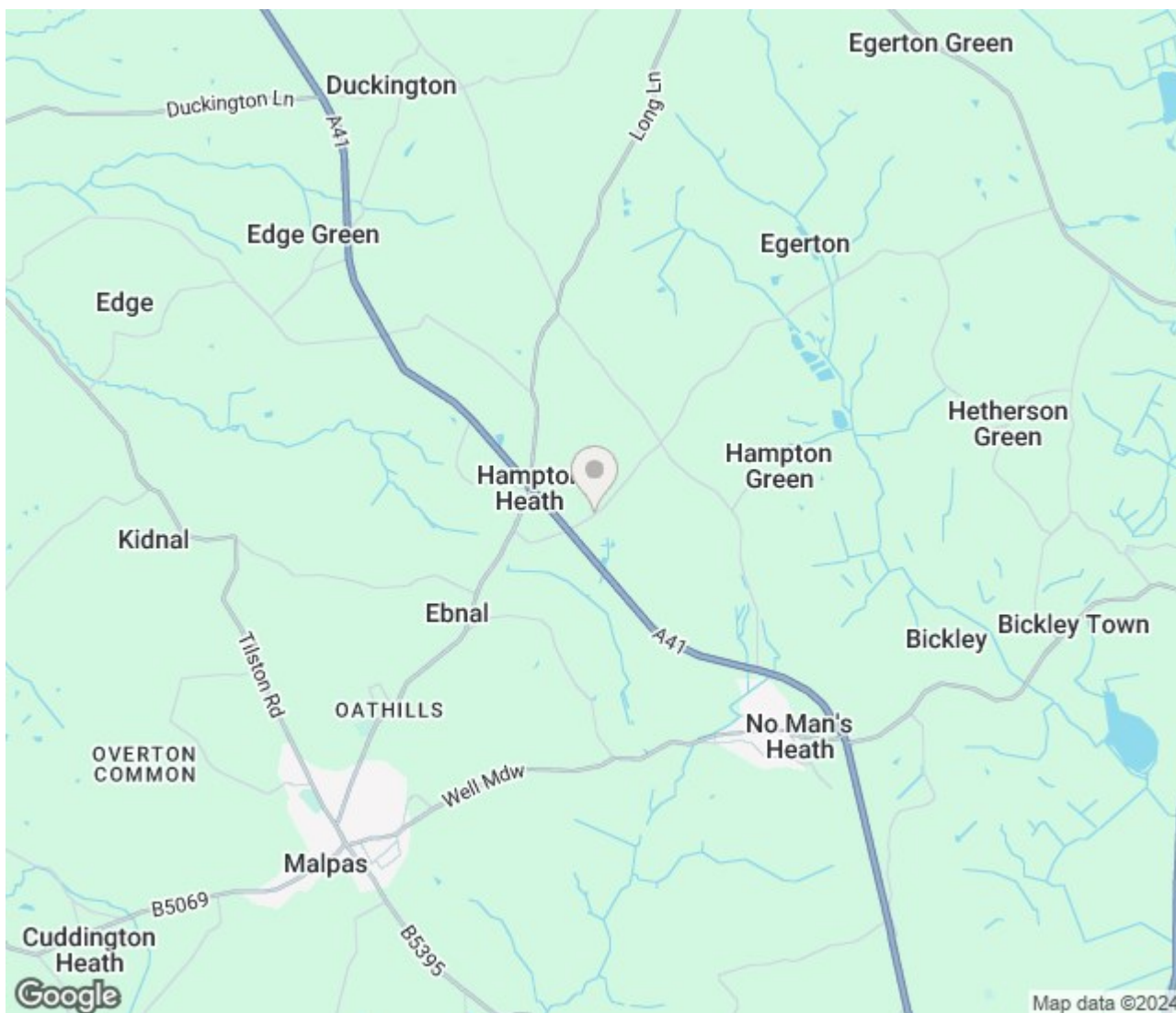
SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a septic tank and the heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

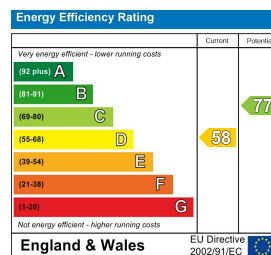
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

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Energy Performance Rating



01948 663 230

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