

# CUDDINGTON GRANGE

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CUDDINGTON | MALPAS | CHESHIRE







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Malpas 1 mile | Whitchurch 6.7 miles | Chester 17 miles  
Nantwich 17 miles | Manchester 55 miles | London Euston 2 hour 20 minutes  
(Distances and time approximate)

A unique family home built to an exceptional standard  
with beautifully landscaped gardens and grounds,  
extending, in all, to approximately 3 acres

Spacious detached family home of 3,033 sqft  
High specification throughout  
4 Reception Rooms, 5 Bedrooms, 2 Bathrooms  
Large landscaped gardens, including a large pool with an island  
Detached double garage, large private drive, large terraces  
Grounds and Land extending, in all, to approximately 3 acres

VIDEO TOUR



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# LOCATION & SITUATION

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Cuddington Grange is located just outside the picturesque village of Malpas in the South Cheshire countryside. The village was recently voted as the most desirable village in the North West in 2025 by The Sunday Times. The property is close to the excellent range of local amenities of Whitchurch, which is situated 6.7 miles to the South East. The large historic City of Chester 17 miles to the North West.

**Road:** The property is located 5 minutes' drive off the A41 and the A483 and A55 and M53 provide access to North Wales, Liverpool and Manchester in the North West.

**Rail:** Whitchurch station is a 15 minute drive from the property, offering a direct service between Manchester and Cardiff with the key stations of Crewe and Shrewsbury within easy access. London Euston can be reached via Whitchurch Station in 2hrs 20mins.

**Air:** Located 1 hour from Manchester & Liverpool John Lennon Airports, providing quick and easy access to all European and wider international travel.

**Schools:** The highly desirable Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens.

**Sporting:** A wide range of sports, leisure and recreational activities are close by with golf at Carden Park, Hill Valley and The Portal at Tarporley. There is horse racing at Bangor on Dee and Chester, shooting at West Midlands Shooting Ground at Hodnet, flying at Sleaford Airfield. There are local sports clubs in and around Malpas including football, cricket, tennis and bowls.



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The property was built by the current owner in the mid 1990's on the site of a former cottage known locally as Woodbine Cottage. The property has benefited from some recent additions, including a wonderful orangery overlooking the gardens and pool with an island and other extensions.

The house, garage, gardens and land extend to 3 acres with over 3,000ft<sup>2</sup> of accommodation. There is a dog kennel with run surrounded by wrought iron railings and useful log store with light point. There are wonderful terraces surrounding the property with views over the gardens, pool and island.









## THE ACCOMMODATION

Cuddington Grange is an exceptional and meticulously presented family residence, showcasing a refined cottage-style design and finished to an exemplary standard throughout. Every aspect of the home has been carefully considered to create a warm, stylish, and highly functional living environment that meets the needs of modern family life.

Upon arrival, a canopied entrance porch leads into a double-height reception hall, complete with exposed beams, authentic Welsh slate flooring, and a bespoke staircase rising to an impressive galleried landing.

The principal reception rooms are generously proportioned and thoughtfully arranged. The elegant living room features a “Clear View” log-burning stove, providing a cosy focal point. The versatile dining/family room, dedicated study, and a beautifully designed orangery, with panoramic views across the landscaped gardens, offer flexible spaces for work, relaxation, and entertaining.

At the heart of the home is a bespoke kitchen fitted with granite worktops, a central island, and a premium range-style cooker. This space is both practical and visually

impressive, ideal for culinary enthusiasts and family gatherings alike. A separate laundry room and guest cloakroom with W.C. add to the practicality of the ground floor.

The first floor includes a spacious principal bedroom with a luxurious en-suite shower room, three further well-proportioned bedrooms, and a stylish family bathroom. The second floor provides a fifth double bedroom, fitted wardrobes, and an additional cloakroom with W.C. and wash hand basin.

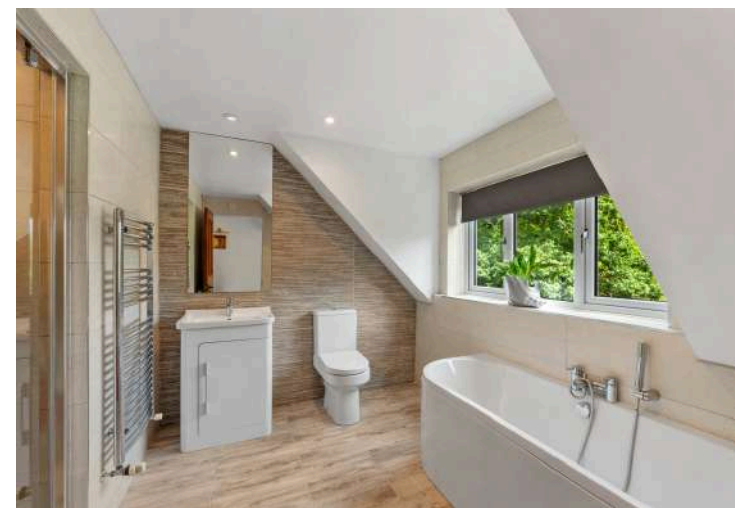














# CUDDINGTON GRANGE

Cuddington Grange, Cuddington, Malpas  
Total Approx. Floor Area 4223 Sq.ft. (392.5 Sq.M.)



VIDEO TOUR



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## GARDENS & GROUNDS

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The property is approached via a private, gated driveway leading from a quiet lane. The drive branches to provide access to the front of the house and to a substantial detached brick-built garage. Adjacent to the garage is additional parking and a well-maintained kitchen garden with raised timber sleeper vegetable beds.

The house is set within beautifully landscaped gardens, thoughtfully planted with a variety of mature trees, specimen shrubs, and seasonal plants. Several York stone-paved terraces offer ideal spots for outdoor dining and relaxation, with views over the gardens and large feature pool with an island. There is also a paddock, suitable for equestrian use or grazing animals, which has a convenient separate access from the lane.



# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is provided to a septic tank. Heating is provided via an oil fired boiler.

## LOCAL AUTHORITY

Cheshire West & Chester Council, The Portal, Wellington Rd, Ellesmere Port  
Tel: 0300 123 8123

## COUNCIL TAX

Council Tax Band – G

## EPC

Rating – D

## DIRECTIONS

What3Words [///clicker.edge.economies](https://www.what3words.com/#!/clicker.edge.economies)

From the centre of Malpas drive out on the Wrexham Road for about 1 mile. Drive just past the turning on the right for Cuddington and Shocklach and turn left into the lane marked by the Halls pointer board. Drive up the lane through the gates, Cuddington Grange is straight in front of you.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this before purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture, etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion, NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.









**Halls of Whitchurch**  
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