



FOR SALE

Offers in the region of £325,000

Sheriton Little Green, Shocklach, Malpas, Cheshire, SY14 7BW

Sheriton is a spacious detached dormer bungalow located in the popular rural village of Shocklach. The property is being sold with NO CHAIN. The accommodation comprises entrance hall, living room, utility room, and a large kitchen/diner/family room with an AGA. There are two double bedrooms and shower room to the ground floor and two further bedrooms and bathroom to the first floor. There are wrap around gardens and far reaching countryside views over towards the Welsh Hills.



Malpas is 3.6 miles. Chester 14 miles, 9.4 miles, Whitchurch 10 miles & Wrexham is 10.2 miles. All distances are approximate.



- Detached chalet style bungalow
- No upward chain
- Far reaching countryside views
- Landscaped gardens enclosing the property
- Generous parking for multiple cars
- Oil fired AGA

Location

Sheriton is in the small village of Shocklach, in a delightful position with surrounding countryside and rural views. The village of Shocklach offers a good range of day-to-day amenities including a historic church, public house and popular primary school. Nearby Tilston offers a wider selection of amenities including a village store, church, popular gastropub, primary school and playing fields.

Malpas (4 miles) is a picturesque English country village, recorded in the Domesday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber High is a popular secondary school situated on the outskirts of the village.

The property is only 22 miles from Crewe where there is a regular rail service to London Euston (from 1 hour 34 minutes) and Manchester Piccadilly (from 43 minutes).

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other North West and Midlands conurbations and to Liverpool and Manchester airports.

Brief Description

Halls are delighted with the instruction to sell Sheriton, Shocklach by private treaty.

The spacious detached dormer bungalow is being sold with NO UPWARD CHAIN. The accommodation briefly comprises entrance hall, large living room with fire place, double glazed windows and doors overlooking the gardens and adjoining countryside. There is a large kitchen with an oil fired AGA, range of units and extensive work top space. It also has a dining / family area with sliding doors to the gardens and views over the garden and towards the Welsh hills. Off the kitchen is a useful utility room also with an oven and hob for when the AGA is not in use.

The property also has two double bedrooms and a spacious shower room to the ground floor.

The stairs ascend from the living room to the 1st floor landing which has a sky light to the rear. The large third bedroom has elevated views over the surrounding countryside and village. Off the landing is a fourth bedroom / study which also benefits from countryside views.

Outside & Gardens

Sheriton is accessed from the B5069 to a lane onto a large gravelled drive which leads to a detached garage. There are impressive gardens with lawns that enclose the property.

Directions

From Malpas drive out on Church Street for about 1/2 a mile and turn right at Cuddington which is signposted for Chorlton and Shocklach. Follow this road for just under 1.5 miles and turn right into Soughans Lane. Continue along the lane and turn left at the T junction. After about 200 metres turn right and Sheriton is located on the right hand side.

What 3 Words

///alike.yoga.seating



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Schooling - South Cheshire

There is a local village school and 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 & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1644 100625

Council Tax - Cheshire West

The property is in Band D on the Cheshire West Council Register.

Local Authority

Cheshire West & Chester.

Tenure - Freehold

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

Services

We believe that mains water, electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a private system.

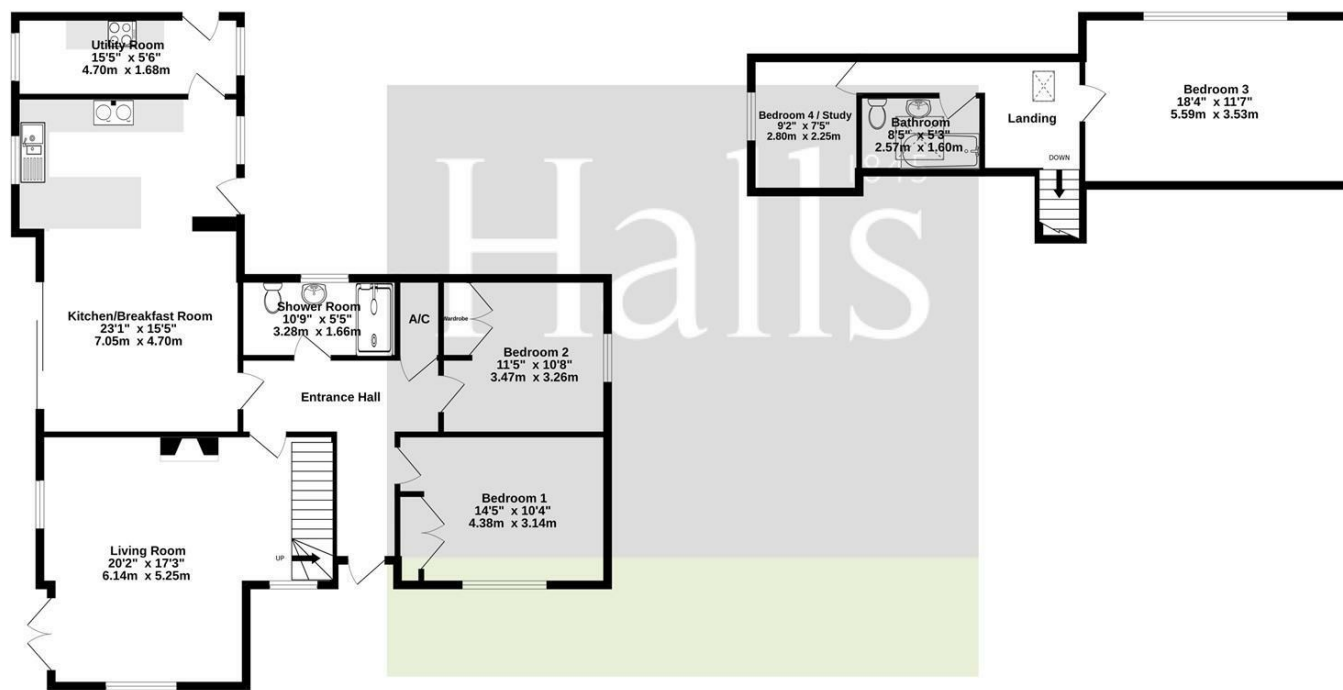


FOR SALE

Sheriton Little Green, Shocklach, Malpas, Cheshire, SY14 7BW

Ground Floor
1162 sq.ft. (108.0 sq.m.) approx.

1st Floor
414 sq.ft. (38.5 sq.m.) approx.



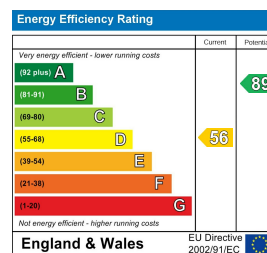
TOTAL FLOOR AREA : 1576 sq.ft. (146.4 sq.m.) approx.

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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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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