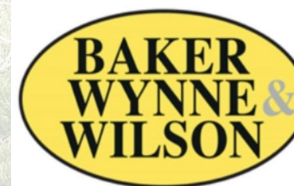




Orchard View, Parrah Green, Bridgemere, Nantwich, CW5 7PX

Guide Price £635,000



*In association with*



A SPLENDID, TASTEFULLY  
EXTENDED, SEMI DETACHED  
COUNTRY HOUSE OF  
CONSIDERABLE APPEAL WITH  
GROUNDS EXTENDING TO ABOUT  
.80 OF AN ACRE ENJOYING  
WONDERFUL RURAL VIEWS OVER  
THE DODDINGTON PARK ESTATE.

**SUMMARY**

Entrance Porch, Reception Hall, Sitting Room, Dining Room, Living Room, Study, Dining/Kitchen, Inner Hall, Utility Room, Cloakroom, Landing, Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Bathroom, Oil Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Area, Timber Constructed building comprising Garage, Stable, Tack Room and Workshop, Gardens, Paddock.



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## DESCRIPTION

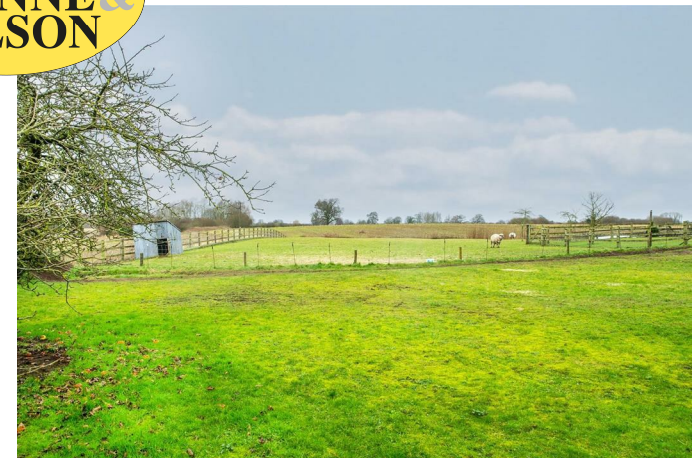
Orchard View is a spacious semi detached house, constructed of brick under a tiled roof and approached over a tarmac drive. The house, with its immediate neighbour, form part of the Delves Broughton Doddington Estate and was probably built in the late 1970's. It was cleverly enlarged in the 1990's and extends to about 2,100 square feet (gross internal).

Internally this house has been well maintained and offers really spacious and versatile accommodation, ideal for family life. With four bedrooms, two bathrooms, a dining kitchen and three reception rooms plus the study, the flexibility is impressive.

The huge bonus with this property are the large formal gardens and fenced paddock. The paddock makes the house ideal for those with a pony or livestock interests.



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#### LOCATION & AMENITIES

The hamlet of Bridgemere is ideal for those who enjoy rural living, there are pleasant walks in all directions. Doddington church is one mile and Bridgemere primary school 150 yards. The property lies in the catchment area for Brine Leas High School and Sixth Form in Nantwich. Bridgemere Garden Centre, with cafe/restaurant and shops is nearby. Doddington Park is an extensive 18th century landscape park with woodlands and lake designed by Capability Brown. Permits are available to ride in Doddington Park. The property lies six miles South East of Nantwich, where there is shopping and recreational facilities. Audlem and Woore villages are about four miles, Crewe (intercity rail network - London Euston 90 minutes, Manchester 40 minutes) eight miles, M6 motorway (junction 16) ten miles, Newcastle Under Lyme 13 miles, Chester 26 miles and Manchester 40 miles.

#### DIRECTIONS

Proceed out of Nantwich along the A51, continue for about 6 miles, turn right at the crossroads (signed

Hunsterston) into Bridgemere Lane, proceed for 350 yards and the property is located on the right hand side.

#### ACCOMMODATION

With approximate measurements comprises:

##### ENTRANCE PORCH

Quarry tiled floor, double glazed window to study.

##### RECEPTION HALL

14'4" x 6'2"

Oak plank effect floor, spindle staircase with exposed pine handrail to first floor, understairs cupboard, radiator.

##### SITTING ROOM

14'0" x 12'0"

Recess fireplace with quarry tiled hearth, brick surround and log burning stove, TV niche with shelving, radiator. Open to dining room.

##### DINING ROOM

16'3" x 12'0"

Double glazed double doors to paved patio, radiator.

##### STUDY

9'9" x 5'11"

Radiator.



**DINING/KITCHEN**

16'3" x 12'4"

Refitted in 2016 and updated in 2022. An excellent range of units comprising floor standing cupboard and drawers with granite worktops, wall cupboards, stainless steel one and half bowl sink unit with cupboards under, Bosch integrated oven, grill, warming drawer and microwave, Bosch four burner ceramic hob unit with extractor hood, integrated dishwasher, refrigerator, freezer and wine cooler, two spot light fittings, part tiled walls, radiator.

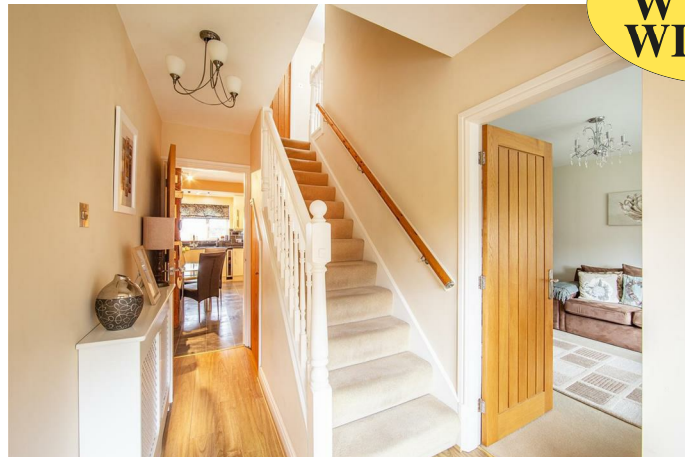
**INNER HALL****UTILITY ROOM**

14'4" x 6'9"

Stainless steel single drainer sink unit, cupboards under, tall floor standing cupboards, pantry cupboard, integrated freezer, enclosed oil central heating boiler, double glazed stable door to rear.

**CLOAKROOM**

White suite comprising hand basin and low flush W/C, radiator.

**LIVING ROOM**

20'4" x 14'4"

An interesting exposed Cheshire brick chimney breast with raised recessed quarry tiled hearth incorporating a wood burning stove, double glazed windows to the South and West elevations, wall lights, radiator.

**STAIRS FROM RECEPTION HALL TO FIRST FLOOR LANDING**

Access to large loft space, built in cylinder and airing cupboard incorporating pressurised cylinder system.

**MASTER BEDROOM**

16'1" x 14'6"

Double glazed windows to the front and side elevations providing fine far reaching views over rolling countryside, decorative cast iron fireplace with chimneybreast, access to roof space, radiator.

**ENSUITE SHOWER ROOM**

14'6" x 5'5"

Corner fitted shower cubicle incorporating an electric shower over, oak topped wash stand incorporating drawers beneath, hand basin above, low flush W/C, half height panelled

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walling, access to eaves, bathroom cabinet, chrome heated towel rail/radiator.

**BEDROOM NO. 2**

14'3" x 12'0"

Radiator.

**BEDROOM NO. 3**

12'6" x 12'1" maximum

Eaves storage, cupboard, radiator.

**BEDROOM NO. 4**

10'5" x 8'10"

Double glazed window to rear elevation providing fine views over rolling countryside, radiator.

**BATHROOM**

8'1" x 5'5"

Bathroom suite comprising panel bath with mixer shower, pedestal hand basin and low flush W/C, corner fitted shower cubicle, fully tiled walls, inset ceiling lighting, radiator.

**OUTSIDE**

Large tarmacadam car parking and turning area. Timber and corrugated roofed detached building comprising open fronted GARAGE, WORKSHOP, STABLE AND TACK ROOM, Lean to shed. Kennel.

**GARDENS**

The front garden is lawned with copper

beech hedge. The good sized rear garden is lawned with shrubs, herbaceous borders, specimen trees, and a flagged terrace.

**PADDOCK**

The paddock of pasture with hedgerow and post and rail boundaries extends to the rear.

**SERVICES**

Mains water and electricity. Private drainage system.

Note: Promap is reference purposes only.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

**TENURE**

Freehold.

**COUNCIL TAX**

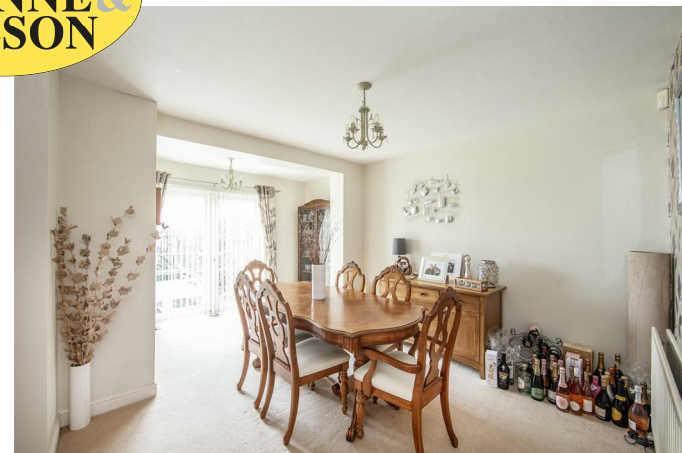
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**VIEWING**

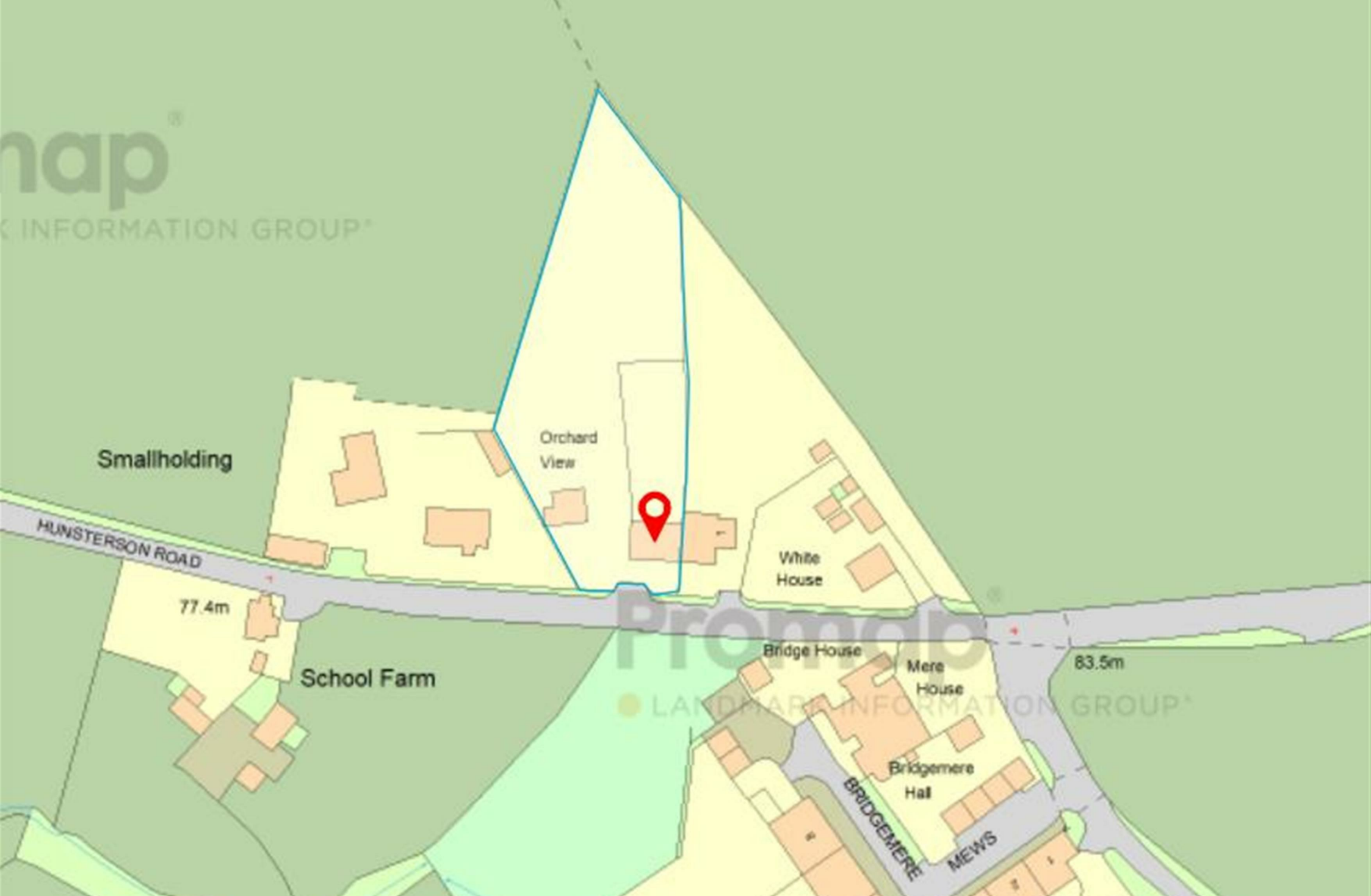
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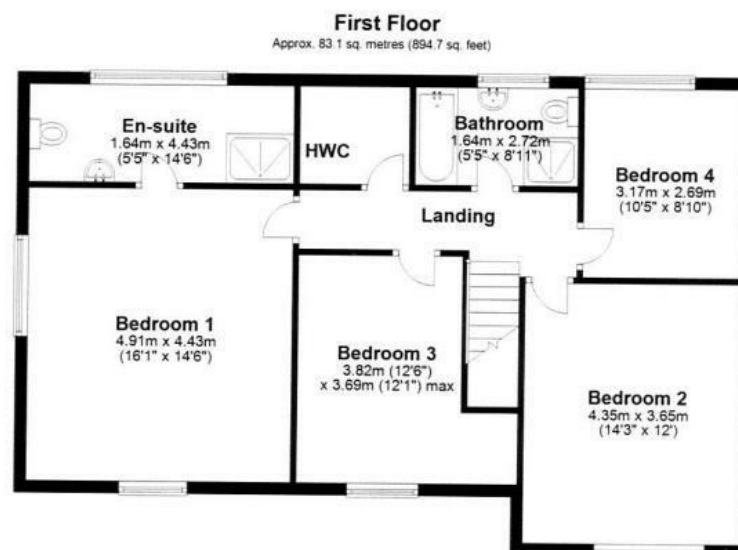
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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>90</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            | <b>58</b> |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property