



HINCHLIFFE
HOLMES



3 BROXTON HALL



GROUND FLOOR

Kitchen | Lounge - Dining Room

FIRST FLOOR

Landing | Bedroom One | Shower Room

OUTSIDE

Parking | Gardens

3 BROXTON HALL MEWS

Whitchurch Road | Broxton | CH3 9JS

Situated in a sought-after location and forming part of a quiet development, a charming barn conversion with well-presented accommodation throughout. Landscaped private gardens and driveway providing off road parking.

Broxton, Harthill, Bickerton, Bulkeley, Brown Knowl and the nearby hamlets of Ridley, Beeston and Peckforton are renowned for their natural beauty and proximity to surrounding countryside. Broxton is near the centre point between Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and immense character and charm. The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail all readily accessible. The National Trust have recently taken over the management and ownership of many of these walkways thereby providing future protection as to the use of the land.

There is a great selection of nearby pubs and restaurants, The Bickerton Poacher which has always been popular with locals is just a short distance away and the recently reopened Sandstone is also proving a hit. The Cholmondeley Arms, Egerton Arms, The Pheasant Inn at Burwardsley and The Dysart Arms are also all within a short drive. Broxton not only benefits from being a peaceful rural area but also has the historic and much-loved city of Chester

less than 14 miles away, providing one of the North West's leading retail and commercial centres and all the amenities a city has to offer. Also just 15 minutes away is the popular village of Tarporley which boasts a diverse selection of amenities including a great selection of cafes, restaurants and public houses, three active churches, a community centre, tennis court and a wonderful collection of locally owned stores and fashion boutiques. Malpas and Tattenhall are both excellent nearby villages with amenities. For those requiring nearby education, Bickerton Holy Trinity CofE Primary School provides young families with easy access to a high standard of education and other highly reputable schools can be found in the surrounding areas including Tarporley and Bishop Heber High Schools, Abbeygate, Kings and Queens of Chester and The Grange in Hartford. There are excellent commuter links with access to the A41, A49, A51, A55, M56, M6 and M53 within reasonable travelling distance. With regards to railway services, there are stations at Chester, Whitchurch and Nantwich. Fantastic connections can be enjoyed at Crewe railway station, with the service to London taking just over 90 minutes. Two international airports can be located within 50 minute's drive - Liverpool John Lennon International Airport and Manchester International Airport.

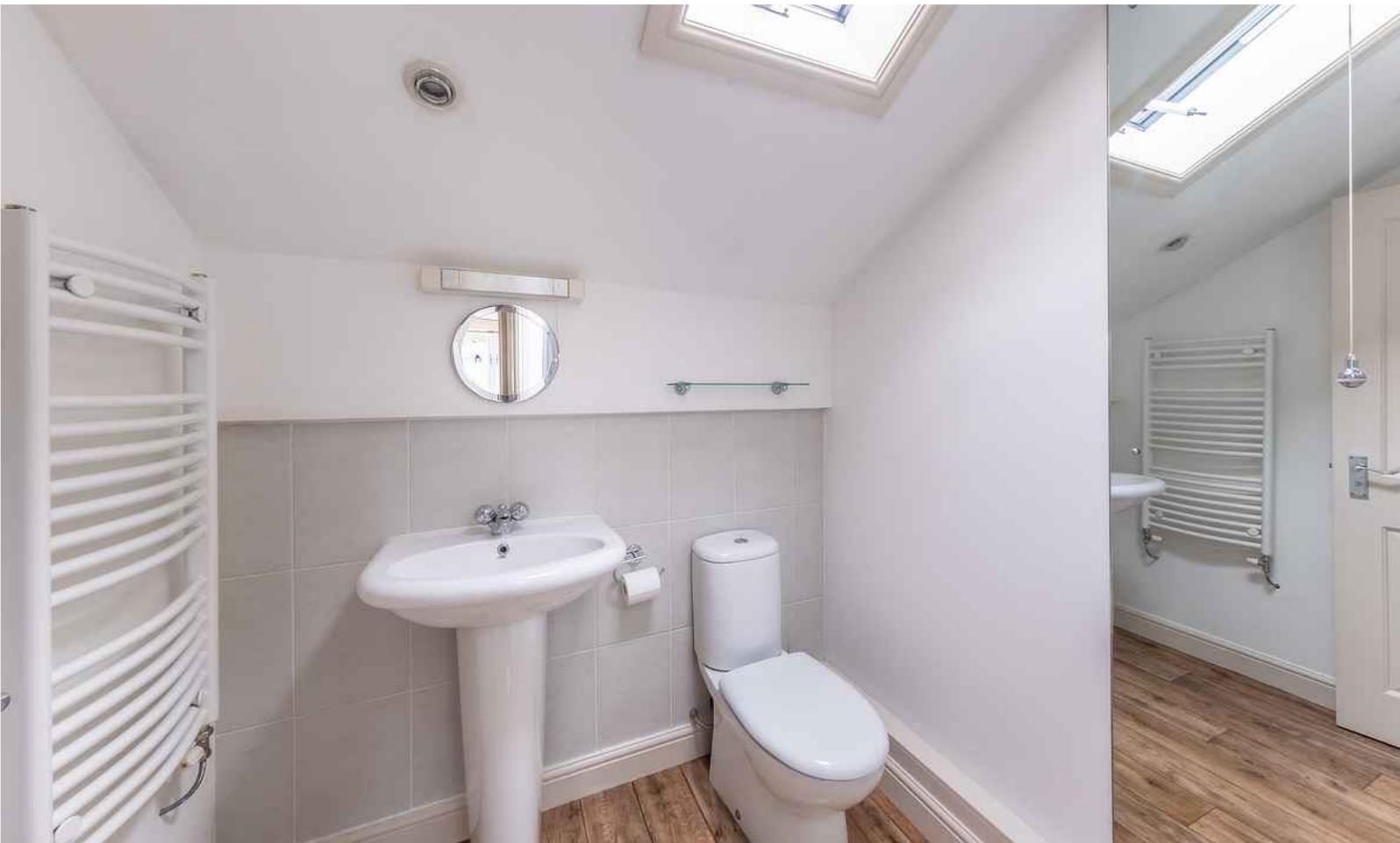






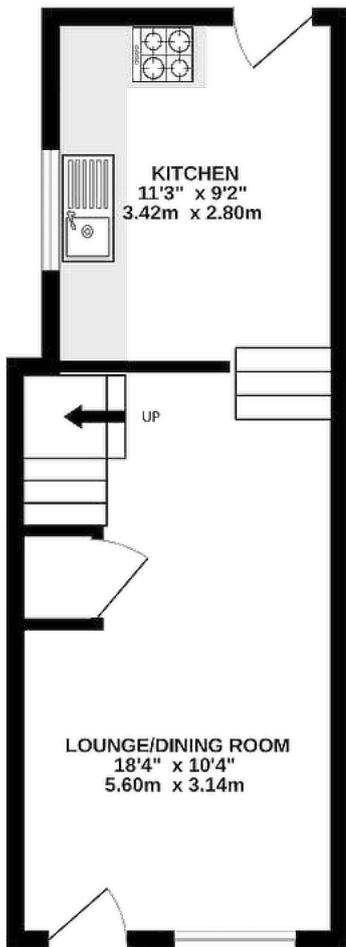




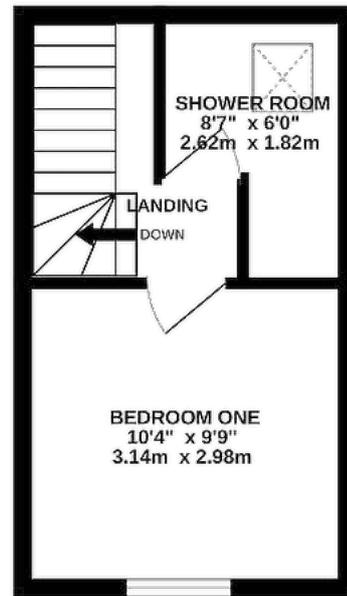








GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
189 sq.ft. (17.6 sq.m.) approx.

TOTAL FLOOR AREA : 482 sq.ft. (44.8 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band B.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

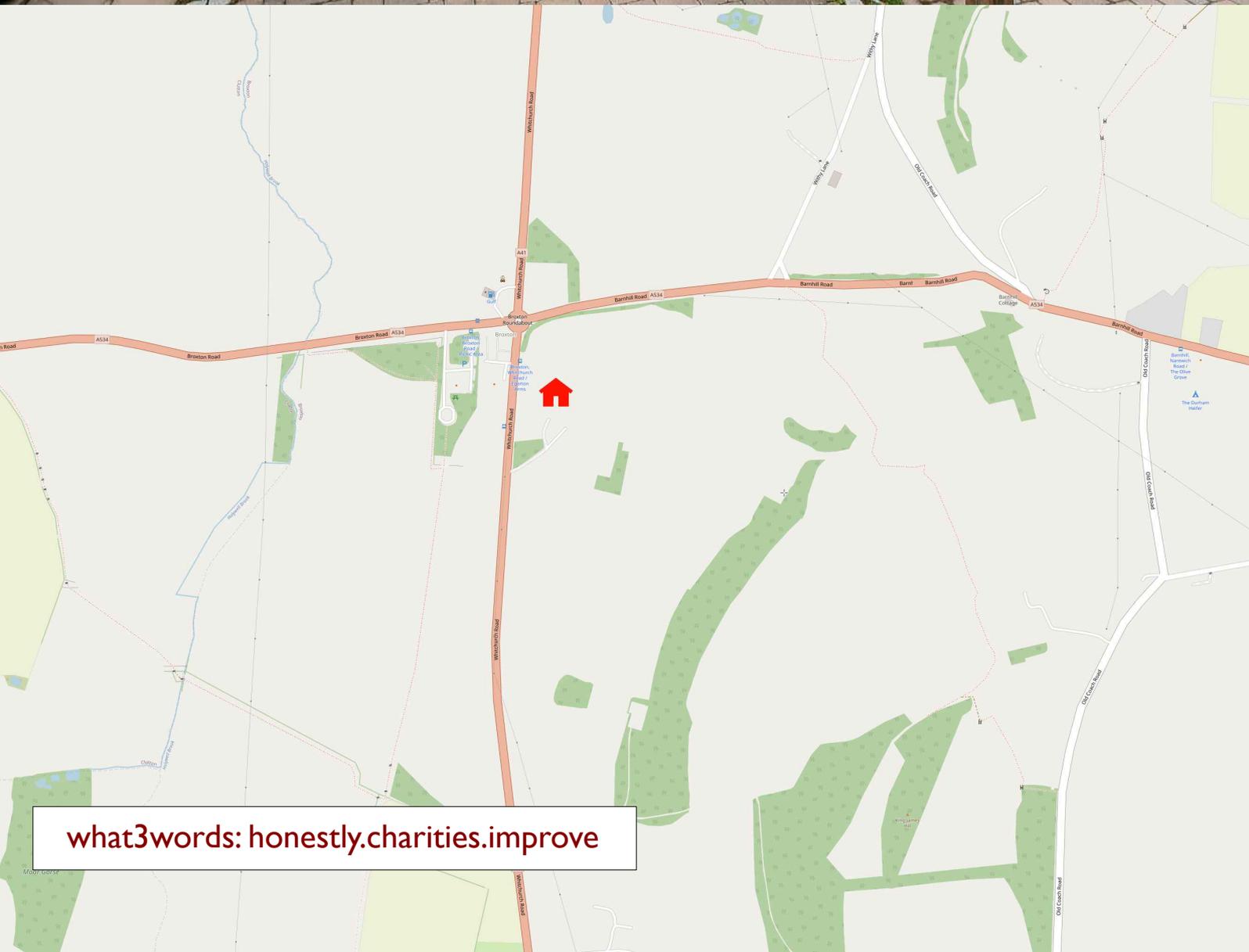
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

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HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting

approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hinchliffe Holmes

2021-2022



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hinchliffe

2022-2023



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2023-2024



The Negotiator
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NORTH EAST
& NORTH WEST

GOLD



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AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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