



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Heritage Property
- End Mews
- Four Bedrooms
- Courtyard Setting
- Within Grounds Of Brockhurst Hall
- Stylish Kitchen
- Master En-Suite
- Garage & Parking
- Approx 2 Acres Communal Gardens



Main Description - ELEGANT END MEWS - HERITAGE PROPERTY - FOUR BEDROOMS - SET WITHIN BROCKHURST HALL GROUNDS - COURTYARD SETTING - BEAUTIFUL PROPERTY FOR THE DISCERNING BUYER.... Royal Fox Estates are privileged to offer to the open market with **NO ONWARD CHAIN** this outstanding end mews property that offers spacious four bedroom accommodation and will be best suited to buyers looking for an exceptional home located within a fabulous setting. 'Portland Cottage' features gas fired central heating, double glazed windows and comprises briefly: storm porch, reception hallway, guest WC, living room with direct access to the rear garden, dining room, modern and stylish breakfast kitchen with **BUILT IN APPLIANCES**, four first floor bedrooms with en-suite to the main bedrooms and a further shower room/WC. The property enjoys a courtyard setting with blocked paving, parking and a brick built single garage. The cottage enjoys an attractive and well stocked private rear garden, however the residents have access to around **2 acres of beautiful communal garden areas**, all set within the grounds of Brockhurst Hall. The development is nicely tucked away, set in a mature wooded environment yet only a 2 minute car journey to the market town of Northwich where many amenities and services to include Waitrose can be found. The commuter affords easy access to the A556 which allows for onward journeys to the local motorway connections and Manchester International Airport. 'Portland Cottage' provides a certain charm all of its own, combining elegant living with all modern day touches and **Royal Fox highly recommended both internal and external viewings.**

Property Information Leasehold - 999 years from 31/12/1989 Council Band E Service Charge £215 p.c.m to include - grounds upkeep/gardening - communal lighting - buildings insurance - window cleaning - maintenance of gutters/roof - The charge is divided by the 9 properties that make up the development.



2 Portland Cottage Brockhurst Mews
Northwich

Guide Price
£325,000



Accommodation

Storm Porch

Reception Hallway 12' 4" x 7' 9" (3.75m x 2.37m)

Guest WC 6' 2" x 3' 2" (1.88m x 0.96m)

Living Room 12' 3" x 19' 7" (3.73m x 5.97m)



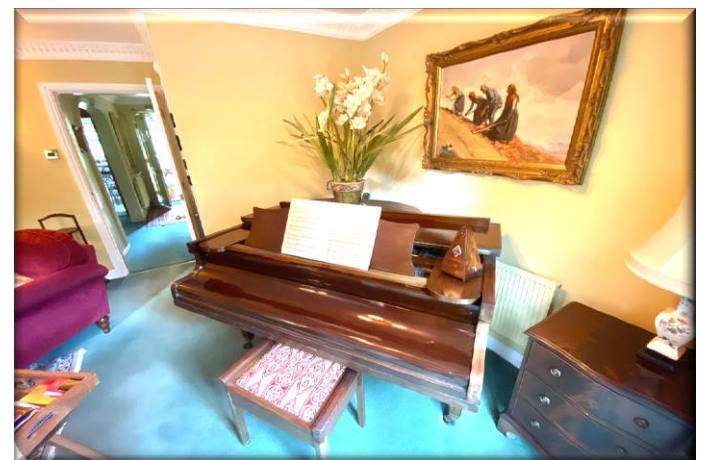
Dining Room 10' 3" x 11' 3" (3.13m x 3.44m)

Breakfast Kitchen 10' 3" x 11' 3" (3.13m x 3.44m)

First Floor Landing

Bedroom One 15' 6" x 9' 3" (4.73m x 2.81m)
measured to wardrobes

En-Suite 8' 1" x 4' 0" (2.46m x 1.23m)



Bedroom Two 10' 9" x 10' 0" (3.28m x 3.05m)

Bedroom Three 8' 4" x 9' 2" (2.54m x 2.80m)

Bedroom Four 7' 10" x 7' 11" (2.38m x 2.42m)

Shower Room/WC 6' 7" x 8' 2" (2.01m x 2.48m)





*"Put your property
in our hands..."*



*"Ultimate Estate
Agency....From The Fox"*

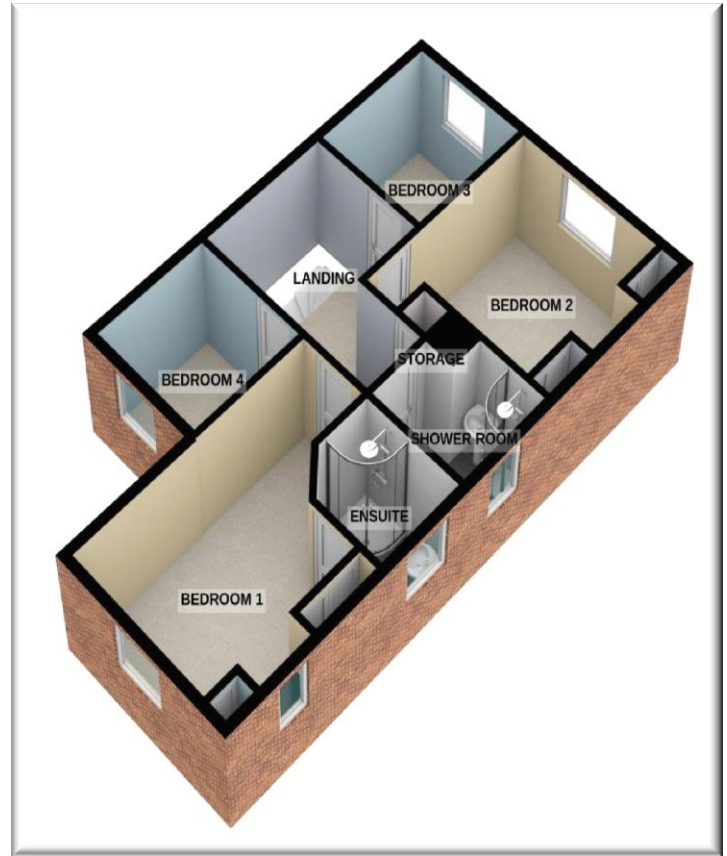
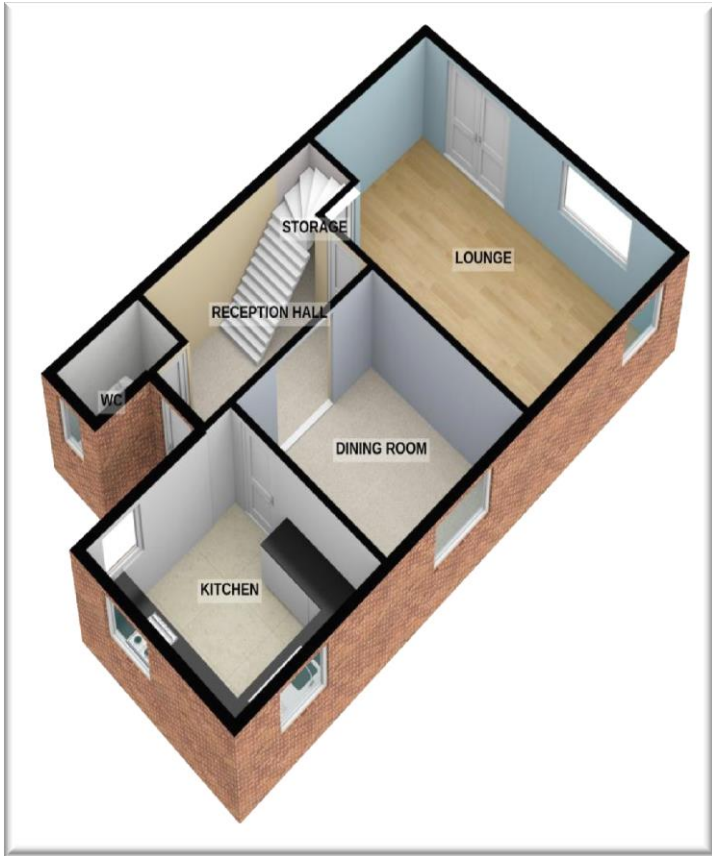
**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Northwich Town Centre, follow the one way system and bear left onto the A533 London Road. At the traffic lights turn left to continue on London Road. Take a left onto Brockhurst Way followed by a right onto Brockhurst Mews. You will find the property located on the right hand side.

“Call The Fox NOW for your FREE valuation”



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.



The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Gas, Water (Meter), Main Sewer
- Council Tax Banding - E
- Parking Arrangements - Single Garage and Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.