



ROYAL FOX

... ultimate estate agency

www.royalfox.co.uk

Key Features

- Detached Character Cottage
- Landscaped Garden
- Four Bedrooms
- Panoramic Views
- 0.75 Acre Plot Approx.
- Beautifully Appointed
- Stable Block
- 3/4 Reception Rooms
- Extensive Parking



Main Description ... BEAUTIFULLY APPOINTED DETACHED COTTAGE - PANORAMIC VIEWS - STUNNING GARDENS - APPROX 0.75 ACRE PLOT - FOUR BEDROOMS

- 3/4 RECEPTION ROOMS - STABLE BLOCK - WOODED ASPECT - CHARMING ACCOMMODATION OOZING CHARACTER. Royal Fox are very excited to offer to the open market 'Jasmine Cottage' that offers charming accommodation standing in landscaped gardens enjoying panoramic views. The accommodation comprises briefly: entrance porch, guest WC, study, sitting room, lounge/dining room, quality fitted and stylish kitchen, bright and airy garden room, four first floor bedrooms and a combined family bathroom/WC with corner shower cubicle. The cottage is presented to a high standard and has been lovingly cared for by the present owners. Externally the property sits in a large plot with landscaped gardens, wooded aspect, panoramic views over the beautiful Cheshire countryside, extensive off road parking, detached stable block/garage, various other outbuildings and secluded patio area. Sutton Weaver is an extremely popular village located close to the bustling market town of Frodsham with its variety of shops, restaurants and the usual services. Close to the cottage and within walking distance is the well regarded primary school that feeds Helsby high school. For the commuter easy access is afforded to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M56 & M53 motorways and Runcorn station with trains taking around 2 hours to London is around 5 miles away and approx 10 minute car journey. **Internal and external viewings are considered a must by the FOX.**

- Approx Sq ft - 1648 - Sq m - 153.1
- Construction - Brick/Tiled
- Freehold
- Council Band - F
- EPC Rating - D
- Services - Mains - Gas - Electric - Water - Sewer



Jasmine Cottage Chester Road
Sutton Weaver

Offers In Excess Of
£725,000



Accommodation

Entrance Porch 5' 2" x 3' 8" (1.57m x 1.12m)

Guest WC 5' 1" x 3' 5" (1.55m x 1.03m)

Study 4' 5" x 3' 10" (1.35m x 1.17m)

Lounge/Dining room 18' 4" x 15' 0" (5.58m x 4.57m)

Sitting Room 16' 0" x 15' 5" (4.88m x 4.71m)

Garden Room 14' 0" x 11' 5" (4.27m x 3.48m)

Kitchen 14' 0" x 11' 5" (4.27m x 3.48m)

First Floor Landing

Bedroom One 15' 6" x 14' 4" (4.72m x 4.37m)

Bedroom Two 12' 0" x 10' 9" (3.66m x 3.28m)

Bedroom Three 11' 9" x 8' 0" (3.59m x 2.44m)

Bedroom Four 15' 6" x 6' 8" (4.72m x 2.03m)

Family Bathroom/WC 5' 11" x 12' 2" (1.78 x 3.97)





*“Put your property
in our hands...”*



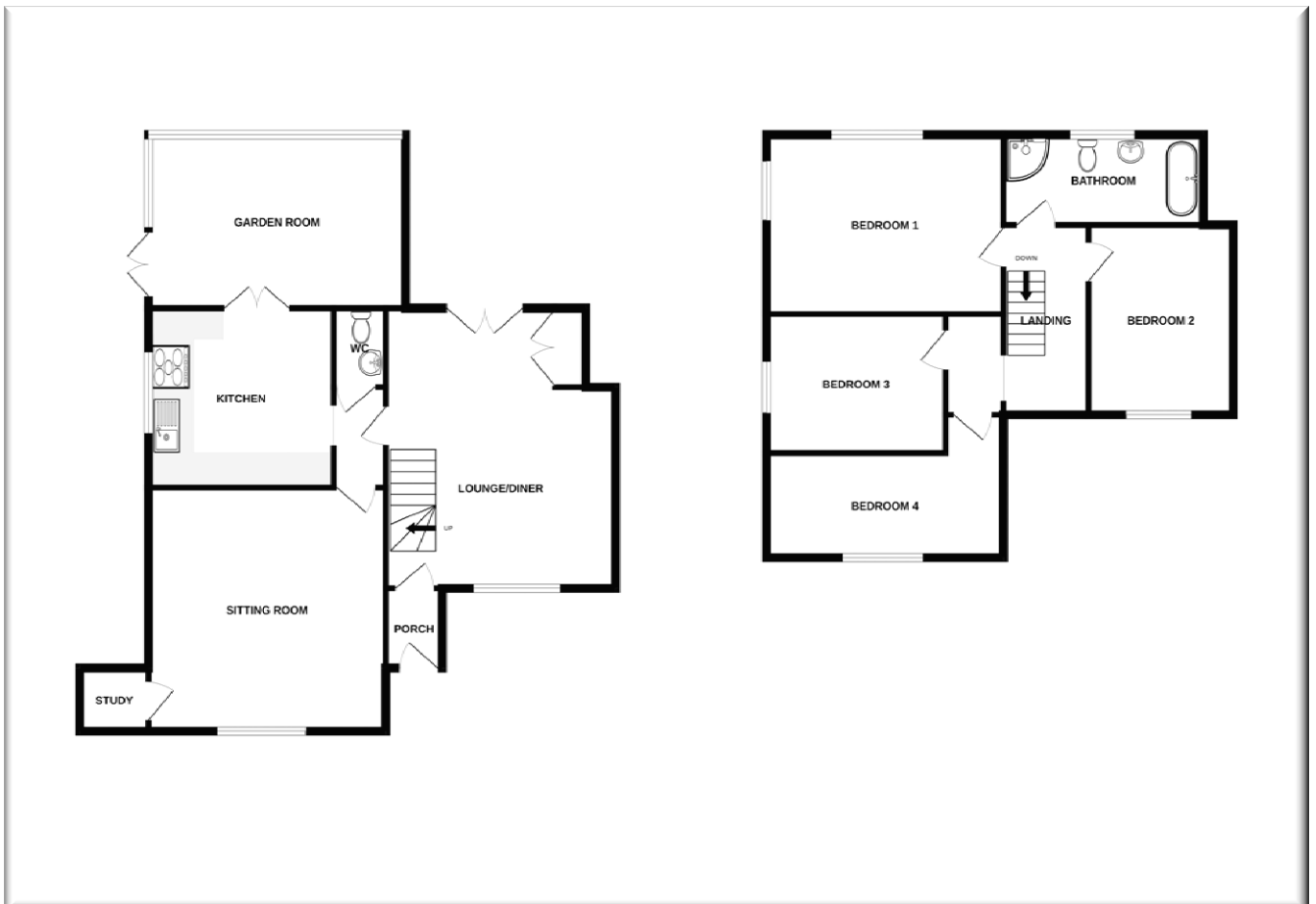
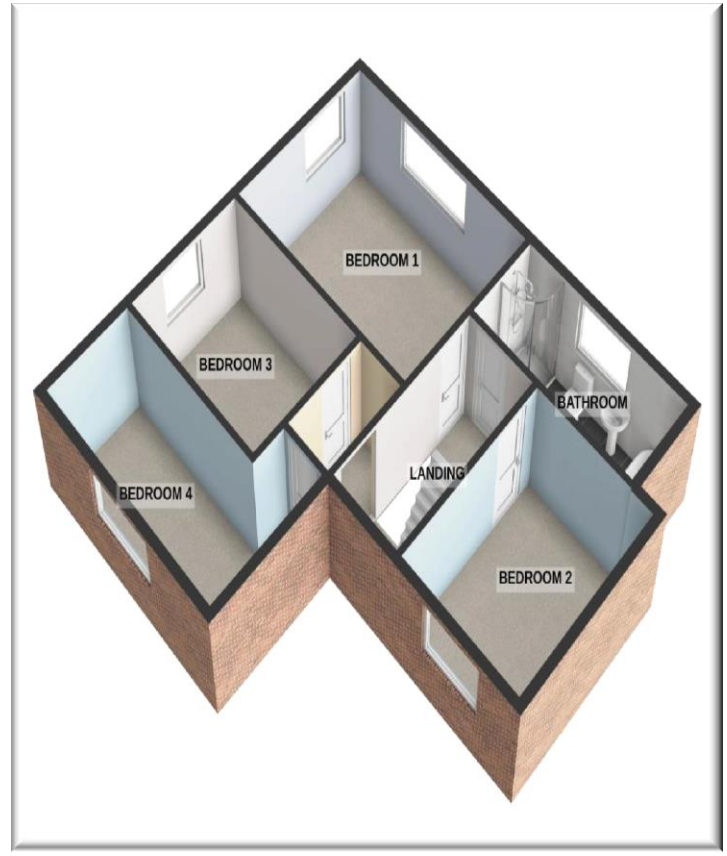
*“Ultimate Estate
Agency....From The Fox”*

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

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

From Frodsham Town Centre proceed along the A56 High Street towards Bridge Lane. Continue over the swing bridge and up the hill into Sutton Weaver. Jasmine Cottage can be found on the left 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
- Title Number - TBC
- Mains Services Connected - Gas, Electric, Water, Main Sewer
- Council Tax Banding - F
- Parking Arrangements - Driveway













Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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