



**CHESHIRE  
LAMONT**

Situated within a small cul-de-sac this well proportioned Detached Four Bedroom Family Home benefits from a secluded rear garden and a Double Garage. The property is conveniently situated for both Bunbury and Tarporley villages as well as Nantwich town centre.

- Reception Hall, large Open Plan Living/Dining Room, Conservatory, Versatile Second Reception Room, Kitchen Breakfast Room, Utility Room.
- Four Double Bedrooms, Two Bath/Shower Rooms.
- Secluded rear garden, Double Garage.

#### Location

Situated in the beautiful Cheshire countryside, convenient for Nantwich and within 3.5 miles of the popular village of Tarporley. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

#### Accommodation

A part glazed panel front door opens to the **Reception Hall 3.2m x 3.0m** with staircase rising to first floor and **Cloakroom** off with low level WC and wash hand basin. The Reception Hall gives access to a large Open Plan Living/Dining Room, the versatile Second Sitting/Playroom and a Kitchen Breakfast Room. The large **Living/Dining Room 8.1m x 3.9m** narrowing to 3.6m has a large window overlooking the front garden and comfortably accommodates an eight/ten person dining table within the dining area. There is a feature exposed brick central fireplace with open fire grate and a set of glazed doors leading to a **Conservatory 3.6m x 2.7m** which is finished with a tile floor and overlooks, as well as gives access to, the secluded rear garden. Adjacent to the Kitchen there is a further **Versatile Reception Room 3.5m x 3.0m**, the current vendors have utilised this as a formal Dining Room, Sitting Room and Playroom over the years. The **Kitchen Breakfast Room 4.7m x 2.9m** is fitted with limed oak fronted wall and floor cupboards with work surface incorporating a four burner gas hob (LPG) with extractor above. There is an integrated



double oven, dishwasher and fridge freezer along with space for a small three/four person dining table. Off the Kitchen there is a **Utility Room** with second sink unit, plumbing for washing machine and door to garden.

To the first floor there are Four Double Bedrooms with a spacious Family Bathroom. The **Master Bedroom 3.6m x 3.5m** benefits from fitted wardrobes, overlooks the rear garden and has an **En-suite Shower Room**. Both **Bedroom Two 4.0m x 3.6m** and **Bedroom Three 3.9m x 3.3m** benefit from built in wardrobes as does **Bedroom Four 3.7m x 2.3m**. The **Family Bathroom 2.8m x 2.3m** is fitted with a panel bath, low level WC and pedestal wash hand basin.

#### Externally

A double width tarmacadam driveway provides parking to the front of a large **Double Garage 5.5m x 5.3m** with up and over door, electric light and power points. The front garden is principally laid to lawn incorporating well stocked border and a paved pathway leading to the front door, access can be taken along either side of the property to the enclosed rear gardens. The secluded rear garden is principally laid to lawn incorporating stocked borders and a large **6.2m x 3.2m paved Sitting/Entertaining Area**.

#### Directions

From Tarporley head towards Nantwich on the A51. Proceed through Alraham and immediately prior to the railway bridge in Calveley fork left onto Station Road and then turn left into The Chantry, at the 'T' junction turn left and the property will be observed in front of you.

#### Services (Not tested)/Tenure

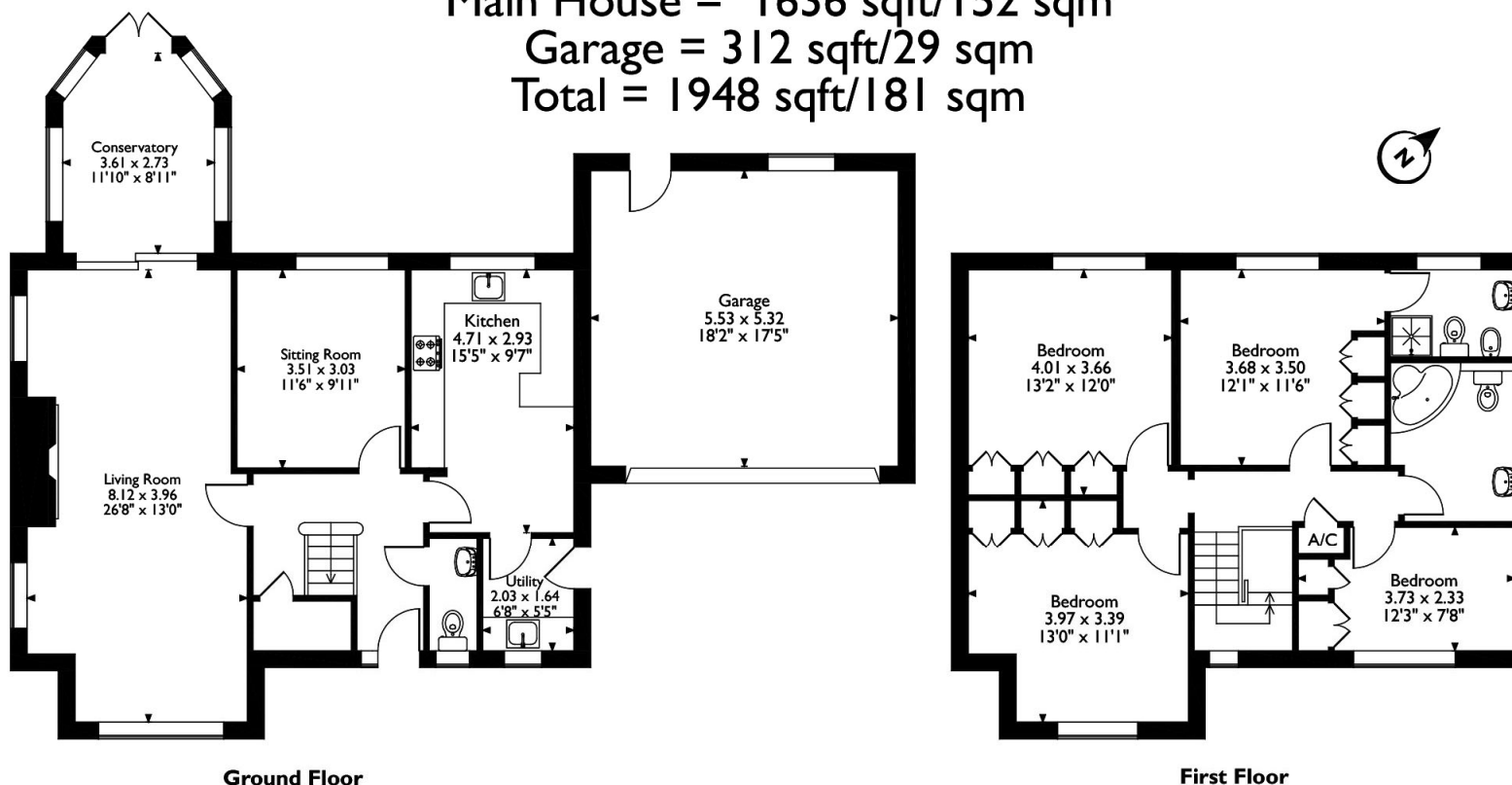
Mains Water, Electricity, Drainage, LPG/Freehold.

#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area  
 Main House = 1636 sqft/152 sqm  
 Garage = 312 sqft/29 sqm  
 Total = 1948 sqft/181 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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