



**CHESHIRE
LAMONT**

Mistletoe House, Cuddington, Malpas

Mistletoe House

Chorlton Lane, Cuddington
SY14 7EN

This individual well proportioned Detached Five Bedroom Family Home is offered and presented to a particularly high specification providing both light and airy accommodation throughout as well as a secluded South facing landscaped rear garden with the added benefit of being conveniently situated within one mile of Malpas village.

- Spacious Reception Hall, Living Room, Versatile Study/Play Room, Open Plan Kitchen Dining/Family Room, Utility Room.
- Five Double Bedrooms all of which benefit from either fitted or built in wardrobes, three well appointed Bath/Shower Rooms (two En-suite).
- Ample parking provision, Double Garage, South facing secluded landscaped gardens.
- Conveniently situated within one mile of Malpas village.

Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Accommodation

A solid oak front door with glazed side panels opens to a light and airy welcoming **Reception Hall 6.0m x 2.2m** with well appointed Cloakroom off, oak detailed staircase rising to the first floor with storage cupboard beneath and a tiled floor which continues through double doors into the Kitchen Dining/Family Room at the rear. A further set of double doors from the Reception Hall open to the **Living Room 5.3m x 3.8m** this is a particularly light room with windows to three elevations. It is flued for an open fire and has glazed double doors opening onto a patio and rear garden. There is also a **Versatile Study/Play Room 4.8m x 2.0m widening to 2.3m** this overlooks the front garden and is finished with an oak effect floor. To the rear of the property there is a stunning **6.9m x 5.1m Open Plan Kitchen Dining/Family Room**, this is the hub of the house with 4.5m wide x



2.1m high picture windows overlooking and giving access to the rear garden via large sliding doors. The Dining Area comfortably accommodates a six/eight person dining table for every day needs and large for an occasion, the current vendors have a large L-shaped sofa and coffee table within the family area. The Kitchen is extensively fitted with gloss fronted wall and floor cupboards complemented with granite work surfaces and matching centre island. Appliances include a Neff four ring ceramic hob with extractor above, fan assisted oven, microwave combi oven, integrated fridge freezer and dishwasher. Off the Kitchen there is a **Utility Room** with sink unit and space beneath the work surface for a washing machine and tumble dryer, there are doors to the Integral Garage and rear garden.

To the first floor there are Five Double Bedrooms all of which benefit from built in wardrobes and three Bath/Shower Rooms. The **Master Bedroom Suite 5.4m x 3.8m overall** includes built in wardrobes and a well appointed **En-suite Shower Room** fitted with large shower facility, his and hers wash hand basin set within a vanity unit providing storage cupboards beneath, low level WC, heated towel rail, tiled floor and part tiled walls. **Guest Bedroom Two 4.6m x 3.8m** overlooks the rear garden and benefits from a further well appointed **En-suite Shower Room**. **Bedroom Three 4.0m x 3.5m** overlooks the front as does **Bedroom Four 4.0m x 3.3m**. **Bedroom Five 3.3m x 3.0m** is a further generously proportioned bedroom currently utilised as a Dressing Room by the current vendors. The **Family Bathroom** is fitted with a roll top bath, quadrant shower enclosure, wash hand basin, low level WC, heated towel rail, part tiled walls and a tiled floor.

Externally

A gated entrance opens onto a driveway laid to slate chippings providing ample parking and turning space as well as giving access to the Double **Garage 5.1m x 4.6m** this is accessed via an automated up and over door. The enclosed and secluded landscaped South facing rear garden includes an India stone paved Sitting Area 4.3m x 5.1m directly accessed from the Living Room. The steps beyond leading to a further 5.2m x 3.7m India stone paved area creating the perfect al fresco entertaining space, this is edged with stocked borders to one side and lawns to the other.

Directions

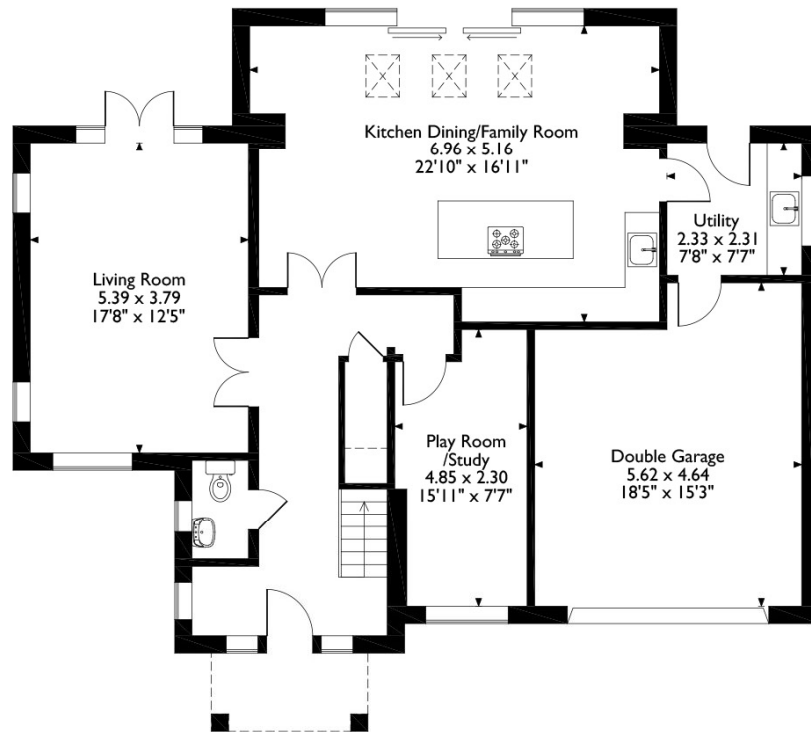
What Three Words – hazel.alpha.area
Proceed down the High Street in Malpas turning right at the monument at Wrexham Road B5069, follow this road for approximately a mile turning right onto Chorlton Lane and the property will be found after a short distance on the left hand side.

Services (Not tested)/Tenure

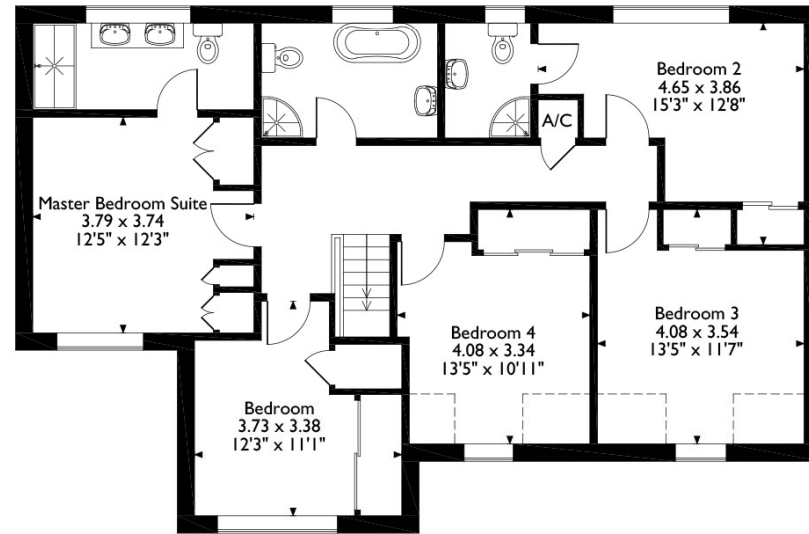
Mains Water, Electricity, Drainage via a Klargester treatment plant compliant to 2020 regulations, Oil Fired Central Heating/Freehold.



Approximate Gross Internal Area 2260 sqft/210 sqm



Ground Floor



First Floor

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.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330