



Malpas

CHESHIRE
LAMONT

23 Oathills

Malpas, Cheshire, SY14 8HX

This attractive semi detached property has been significantly extended and reconfigured to create a stunning four bedroom family home offering well proportioned living accommodation set within attractive landscaped gardens and conveniently positioned within walking distance of the facilities within Malpas village.

- Spacious Reception Hall, Open plan Living/Dining Room finished with a maple floor and log burner, versatile Study/Play Room, open plan Kitchen Diner opening onto paved alfresco entertaining courtyard, Utility Room, Cloakroom.
- Large light and airy landing, Four double bedrooms, Two bath/shower rooms (one ensuite).
- Parking for two cars, attractive secluded south west facing landscaped gardens including sheltered paved courtyard which can be directly accessed from the kitchen diner.

Location

The prosperous village of Malpas has a bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishops Heber High School. Wonderful walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many popular recreational facilities available within the area and the historic City of Chester is just 14 miles and Shrewsbury 26 miles.

Accommodation

The front door opens to a spacious and welcoming **Reception Hall** this is finished with a heated tiled floor and has a staircase rising to a feature galleried first floor landing. The well proportioned **Living Room 4.0m x 4.8m** was formerly two rooms, dining and living. This is finished with a feature reclaimed maple floor, there are two fireplaces one of which is fitted with a log burning stove, two windows overlook the front and a deep portrait window overlooks the rear courtyard and gardens. There is also a good sized **Study 3.4m x 2.4m** to the front which benefits from underfloor heating and could be utilised as a play room or teen room if desired.



To the rear of the property there is a large open plan **Kitchen Diner 6.8m x 3.4m** this is fitted with modern wall and floor cupboards complimented with timber effect work surfaces. Appliances include a Smeg Range style cooker providing double oven and six burner gas hob with extractor above, integrated fridge freezer, dishwasher and wine chiller, within the dining area a set of glazed double doors open to a sheltered paved courtyard creating the perfect alfresco entertaining space overlooking the attractive gardens beyond.

The heated tiled floor runs throughout the kitchen and continues into the **Utility Room** which has a door to the garden and is fitted with additional kitchen cupboards including a house keepers cupboard, a sink unit and plumbing beneath the worksurface for a washing machine. There is also a **Cloakroom** fitted with a low level WC and wash hand basin to the ground floor accessed off the reception hall.

The spacious light and airy first floor **Landing 3.2m x 4.2m** overall gives access to four double bedrooms and two bath/shower rooms (one ensuite). **Bedroom One 3.4m x 3.2m** overlooks the rear garden and gives access to a large under eaves storage cupboard along with a well appointed **Ensuite Shower Room**. **Bedroom Two 4.8m x 3.0m** is a further large double bedroom which overlooks the front and includes a built in shelved storage cupboard. **Bedroom Three 3.1m x 2.7m** and **Bedroom Four 3.4m x 2.4m** are smaller double bedrooms. A spacious well appointed **Family Bathroom 3.4m x 1.9m** is fitted with a free standing roll topped bath, separate large shower facility, wash hand basin, low level WC and heated towel rail.

Externally

A sandstone wall runs along the front boundary and allows access onto a double width gravel driveway enabling parking for two cars. The cottage style garden to the front comprises of a well stocked border. Access can be taken along the side of the property to the secluded south west facing rear garden this includes a sheltered and secluded courtyard with Indian stone paving which creates an attractive alfresco entertaining space and can be directly accessed from the kitchen diner. Steps lead up to an attractive landscaped garden beyond which is principally laid to lawn incorporating mature well stocked borders. At the bottom of the garden there is a useful outside store 2.9m x 2.7m which could be utilised as workshop subject to the connection of electric light and power points.

Services

Mains water, electricity, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

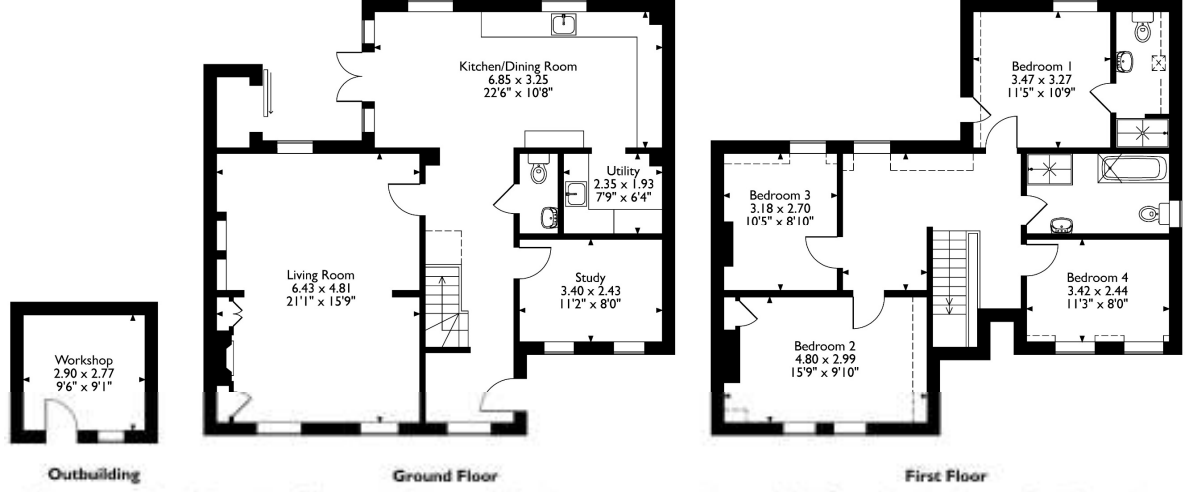
What3words : fades.shoppers.acquaint

From the centre of Malpas leave the village on the B5069 Chester Road. Oathills is the first road on the left after approximately 0.5 miles. The property can be found on the left hand side.





Approximate Gross Internal Area
 Main House = 1647 sqft/153 sqm
 Outbuildings = 97 sqft/9 sqm
 Total = 1744 sqft/162 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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