



Horton Green, Malpas





The Willows, Horton Green, Nr. Tilston, Malpas, SY14 7EY

The Willows is a light and airy well proportioned four bedroom house holding a stunning secluded position off a quiet backwater set within attractive well presented gardens which extend to just under two thirds of an acre backing onto open countryside and is conveniently situated within 1.25 miles of Tilston Village.

- Spacious and welcoming Reception Hall, well proportioned Living Room with log burner and Garden/Sun Room Off, Dining Room, Kitchen Breakfast Room, Utility Room/Rear Porch, Cloakroom.
- Spacious Landing providing sitting area, Four Double Bedrooms, Two Bath/Shower Rooms (the spacious Landing/Sitting area could be sub-divided to create a fifth bedroom or alternatively study if desired).
- Stunning gardens extending to just short of two thirds of an acre enjoying a south westerly orientation to the rear overlooking farmers fields. Ample parking and turning provision to the front, large Double Garage with automated door, tranquil setting accessed off a quiet backwater.

Location

The sought after village of Tilston is just 1.25 miles away and provides a thriving Primary School, village shop, gastro pub 'The Carden Arms' and popular café 'The Lost Barn' likewise 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

The front door opens to a spacious and welcoming **Reception Hall 3.9m x 2.3m**, this gives access to the Living Room, Dining Room and Kitchen Breakfast Room as well as the first floor accommodation via a feature staircase with storage cupboard beneath. The well proportioned **Living Room 5.5m x 4.6m** includes an attractive central fireplace fitted with a log burning stove, windows overlook the front garden and a set of glazed double doors open to the **Garden/Sun Room 3.2m x 3.0m** this offers attractive views over the well stocked gardens and beyond as well as giving access to a large south west facing paved entertaining area.

The **Dining Room 3.9m x 3.1m** comfortably accommodates an 8/10 person dining table and also has glazed double doors overlooking the gardens and opening onto the large south west facing patio ideal for alfresco entertaining. The **Kitchen/Breakfast Room 4.0m x 3.1m** is extensively fitted with wall and floor cupboards. The work surface extends into a breakfast bar and also includes a four ring induction hob with extractor above, additional integrated appliances include a double oven and grill, dishwasher, undercounter fridge, washing machine and tumble dryer. Attractive views can be enjoyed over the garden and a tiled floor continues seamlessly into the **Utility/Rear Porch**, this is fitted with additional wall and floor cupboards and provides space for a free standing fridge freezer and gives access to the rear garden, integral garage and a **Cloakroom** fitted with a low level WC, wash hand basin and storage cupboards.

To the first floor there are four double bedrooms as well as a spacious **Inner Landing area 5.3m x 2.4m** which could be sub-divided to create a **Fifth Bedroom or Study 3.2m x 2.4m** if desired.





Bedroom One 5.6m x 4.6m is extensively fitted with wardrobes, drawer units and a dressing table as well as generous Ensuite Shower Room which includes a large quadrant shower enclosure, low level WC, wash hand basin, bidet, storage cupboards and a heated towel rail. **Bedroom Two 5.3m x 2.9m** benefits from built in wardrobes as does **Bedroom Three 3.9m x 3.1m** which also offers attractive views down the rear garden as does **Bedroom Four 3.1m x 3.2m**. the spacious **Family Bathroom 3.4m x 3.1m** is fitted with a panelled bath, large quadrant shower enclosure with power shower, wash hand basin, bidet, low level WC, heated towel rail and fitted with storage cupboards.





Externally

Situated off a quiet backwater in the rural hamlet of Horton Green a set of double gates open onto a gravelled driveway which provides ample parking and turning space for a number of cars as well as giving access to a large **Double Garage 5.5m x 5.2m** this benefits from an automated up and over door, sink unit with drainer, electric light and power points. The driveway is edged with well presented lawned gardens and mature stocked borders. The lawns include two Cherry Trees a Maple and a Willow Tree.

Access can be taken along either side of the property to the enclosed south west facing rear garden which is a further stunning feature of the property and includes a large wrap around Indian stone patio which is edged with a combination of well stocked borders and sandstone retaining walls which incorporate further well stocked borders with extensive lawned gardens beyond which can be accessed via a Viburnum arch. The lawns incorporate further stocked borders, a selection of fruit trees, a willow tree and run down to a pretty stream which runs along the rear boundary with views over the fields beyond. Adjacent to the back door there is a Lean-to Porch 5.2m x 1.0m which creates an attractive covered sheltered sitting area with south facing patio area beyond which also catches the early morning sun. Within the gardens there are two sheds and a greenhouse included within the sale. Outside taps area available to front and rear as well as there being an electric point to the rear.

Services/Tenure

Mains water, electricity, oil fired central heating. Private drainage via a treatment plant compliant to 2020 Regulations. Freehold.



Approximate Gross Internal Area
2239 sqft/208 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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Viewings

Via Cheshire Lamont Tarporley Office.

Directions

What3words : servicing.samplers.sharp

From Malpas proceed up the High Street onto Tilston Road and follow this road for 3 miles into Tilston village. Upon reaching the Carden Arms in Tilston village turn left onto Church Road. Follow this road for a further 1.25 miles past the Primary School, the Church and into Horton Green. Upon reaching a collection of houses in Horton Green turn left on the Green into Horton Green Lane and The Willows will be found after a short distance on the right hand side.



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.

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