



Petit Maison, Parr Green Lane,
Shocklach, Nr Malpas, SY14 7BN



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A quaint two bedroom detached cottage situated in the rural hamlet of Shocklach which is convenient for the larger villages of Tilston, Malpas and Farndon.

- Well maintained and presented detached cottage.
- Well proportioned Living Room with log burner, Kitchen Diner.
- Large main Double Bedroom, Single Bedroom, Shower Room.
- Driveway providing off road parking.

Location

The property lies in the small village of Shocklach surrounded by beautiful rolling countryside, which offer delightful walks along rural footpaths. The larger village of Malpas is approximately 4 miles and offers a selection of shops and local amenities, including doctor's surgery and post office. Malpas is also home to a primary school, as well as the outstanding-rated secondary, Bishop Heber High School and Shocklach Oviatt C.E. Primary School is just 3 miles away. Private schools in the area include The Kings School & Queen's School in Chester, Ellesmere College and Abbey Gate College in Saughton.

Accommodation

A light and airy well proportioned **Living Room 4.5m x 4.1m** has an exposed cottage style brick fireplace fitted with a Clearview log burning stove set upon a tiled hearth. The **Kitchen Diner 4.1m x 3.7m** is fitted with Shaker style wall and floor cupboards along with a work surface incorporating stainless steel sink unit and drainer as well as a four ring ceramic hob with oven beneath, there is plumbing for washing machine and space for an undercounter fridge, from the kitchen a staircase rises to the first floor. **Bedroom One 4.6m x 4.1m** is a large double bedroom, **Bedroom Two 2.5m x 2.1m** is a single. A **Shower Room** is fitted with a quadrant shower enclosure, pedestal wash hand basin, low level WC and heated towel rail.

Externally

To the front of the property double gates give access to a gravelled driveway which creates off road parking.

Services/Tenure

Oil fired central heating, mains water and electricity. The property is served by a shared treatment plant. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

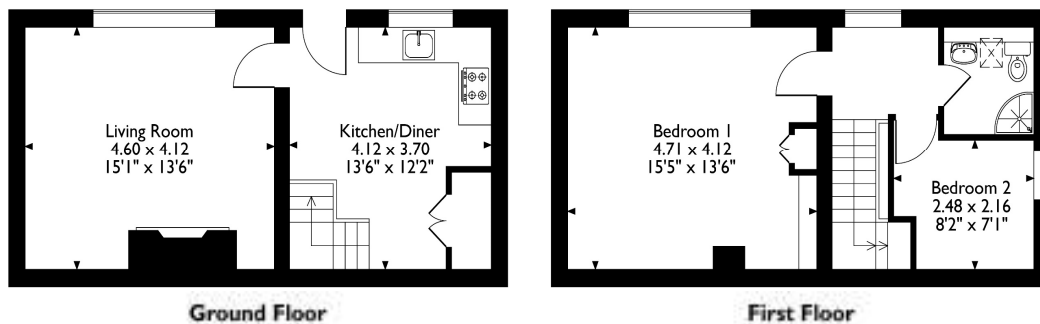
Directions

What3words : vanish.horses.sneezing

From Malpas leave the village along Tilston Road, after 3 miles upon reaching the centre of Tilston village turn left at the Carden Arms Public House onto Church Road signposted Shocklach. Further this road for a further two miles and upon reaching the hamlet of Shocklach the property will be found on the right hand side opposite Soughans Lane prior to the 'T' junction in the middle of the village.



Approximate Gross Internal Area 754 sqft/70 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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