



**CHESHIRE
LAMONT**

Oscroft, Nr. Tarvin, Chester

The Hollies

Cross Lanes, Oscroft, Nr. Tarvin, CH3 8NW

Overlooking the village Common in Oscroft 'The Hollies' is a delightful four bedroom family home recently modernised and sympathetically extended over recent years to provide well proportioned accommodation set within attractive mature well stocked gardens along with a large single garage.

- Reception Hall, Well proportioned Living Room with log burner, versatile Sitting Room/Formal Dining Room (also with log burner), well appointed Kitchen Breakfast Room open plan to versatile Garden/Family Room which benefits from bi-fold doors opening onto the secluded rear garden, Utility Room, Shower Room.
- Four Double Bedrooms, Spacious well appointed Family Bathroom, (potential to create first floor Ensuite Shower Room) if desired.
- Double width driveway providing ample parking to the front of a large Single Garage, attractive well presented gardens with mature stocked borders, paved sitting/entertaining area, secluded vegetable garden area.
- Overlooking the village common within the centre of Oscroft.
- Tarvin 1.3 miles, Kelsall 2.25 miles, Tarporley 5 miles, Chester 6.5 miles.

Location

The property is conveniently situated just 1.3 miles from the village of Tarvin, with the larger village of Tarporley, 5 miles and Chester City Centre 6.5 miles away. On a recreational front there are delightful walks which can be enjoyed from the property as well as rugby, football, cricket, hockey, tennis, squash clubs and five golf courses within 15 minutes of the property.

Accommodation

A part glazed panelled front door sits beneath an attractive storm porch this opens to a spacious central Reception Hall 4.3m x 2.3m with inner hallway beyond and doors off to the Living Room and versatile Sitting Room/Formal Dining Room which in turn gives access to the Kitchen Breakfast Room with versatile Garden Room/Family Room beyond.



The well proportioned front **Living Room 5.0m x 4.1m** includes a feature box bay window overlooking the front garden, characterful exposed ceiling timbers, exposed brick chimney breast fitted with a Clearview log burning stove. The attractive **Family Sitting Room 4.3m x 3.6m** could be utilised as a formal dining room if desired, this has a bay window to the front and an exposed brick fireplace fitted with a log burning stove.

The 'L' shaped **Kitchen Breakfast Room 5.1m x 4.2m widens to 6.2m** is open plan to an attractive versatile **Garden/Dining Room** extension. The wellappointed **Kitchen** is extensively fitted with wall and floor cupboards complemented with granite work surfaces and centre island which creates a three person breakfast bar. Appliances include a Range style cooker providing double oven and five burner gas hob with extractor canopy above, there is an integrated microwave, larder fridge, dishwasher and wine chiller. A tiled floor runs throughout and continues seamlessly into the versatile **Dining Garden Room** this offers attractive views over the garden and benefits from an abundance of natural light via glazed bi-fold doors and a feature 3m high apex window which extends into the 4m high vaulted ceiling. A further feature is the log burning stove which creates a very cosy family area.

Off the inner hallway there is a **Utility Room** and a well appointed Shower Room with wash hand basin, low level WC and heated towel rail. The Utility Room is fitted with wall and floor cupboards and a sink unit along with providing space for washing machine. Beyond the Utility Room there is a side entrance **Porch/Boot Room** which gives access to both the front and rear gardens as well as the large Single Garage where the current vendors have a tumble dryer and additional white goods.

To the First Floor there are **four double bedrooms** and a spacious well appointed **Family Bathroom**. There is also potential to create a **Shower Room En-suite** by converting a large walk in wardrobe off one of the bedrooms which is adjacent to the Family Bathroom.

Bedroom One 4.4m x 4.2m benefits from a large walk in under eaves storage space which the current vendors utilise as a wardrobe in addition to a built in shelved cupboard. **Bedroom Two 4.4m x 3.7m** is an attractive well proportioned second/guest bedroom which overlooks the front garden. **Bedroom Three 3.7m x 3.5m** is to the rear and benefits from a **large walk in wardrobe 2.2m x 1.3m** which could potentially be converted to create an ensuite facility if desired. **Bedroom Four 3.4m x 2.5m** overlooks the front garden and is currently utilised as a Home Office.

The well appointed **Family Bathroom 3.6m x 2.1m** includes a large contemporary free standing bath with a wall mounted tap. There is a large shower facility with fixed walk around shower screen, wall mounted wash hand basin, low level WC, heated towel rail, large toiletry/laundry cupboard, part tiled walls and a tiled floor.



Externally

Double gates open onto a double car width driveway which provides parking to the front of a large **Single Garage 5.1m x 3.9m** this benefits from a boarded loft area.

The attractive gardens which extend to approximately quarter of an acre are of a cottage style design being principally laid to lawn with a granite set laid pathway running from a pedestrian gateway to the front door. The gardens extend to the side and rear of the property these are particularly private principally laid to lawn with mature well stocked borders and include a **large sheltered 6.6m x 5.6m Sitting/Entertaining area** which can be directly accessed from the versatile garden/dining room off the kitchen creating a particularly attractive alfresco entertaining area. There is also a well screened vegetable garden area and garden implement store.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Directions

What3words : opposites.badly.wiggling

From Tarporley High Street proceed towards Chester on the A51, follow this road for 3.9m passing through Clotton and Duddon and at the start of the Tarvin Bypass turn right for Tarvin Village onto Tarporley Road and almost immediately right again onto Cross Lane. Follow this road into oscarft taking the left fork in the centre of the village and the property will be found just prior to the 'T' junction on the left hand side.

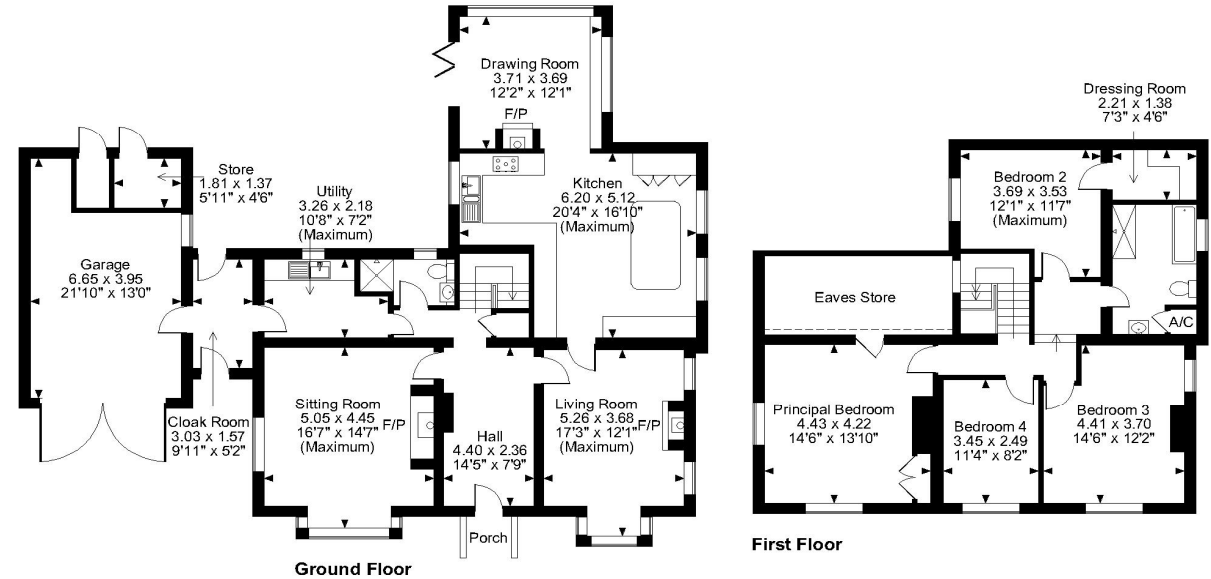
Approximate Gross Internal Area

Main House = 2129 Sq Ft/198 Sq M

Garage = 236 Sq Ft/22 Sq M

Store = 41 Sq Ft/4 Sq M

Total = 2406 Sq Ft/224 Sq M

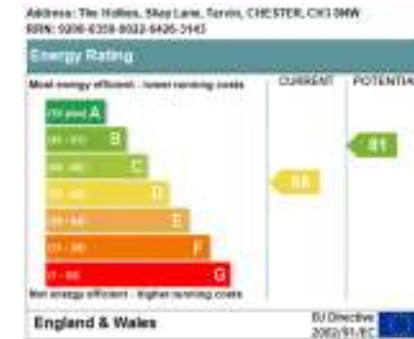


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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