



Alraham Nr. Tarporley

**CHESHIRE
LAMONT**

4 Tollemache Way Alraham, Nr Tarporley, CW6 9YS

Overlooking open fields and countryside to the rear this delightful detached four bedroom family home has been significantly upgraded and reconfigured by the current vendor and benefits from a south facing garden with bespoke alfresco entertaining area.

- Attractive light and airy Reception Hall, well proportioned Living Room with log burning stove, 8.9m Open Plan Kitchen\Dining\Family room, Study (converted to Boot Room which could be easily reinstated), Utility and Cloakroom.
- 4 Bedrooms and 4 Bath/Shower Rooms including Large Master Bedroom Suite with Dressing room and 'His and Hers' Ensuite Shower Rooms.
- Driveway providing parking and turning space along with Double Garage, Attractive south facing landscaped gardens to the rear which include an alfresco entertaining area with Winsol pergola overlooking open countryside.

Location

The village of Alraham is situated within 3 miles of the popular village of Tarporley, 12 miles from Chester City centre and 7 miles from Nantwich. Tarporley is a picturesque village with a bustling High Street that offers a comprehensive range of facilities including pubs, cafes and restaurants, and numerous shops such as convenience stores, pharmacy, DIY, clothing boutiques, gift and antique shops. Other facilities include a petrol station, health centre, cottage hospital, dentist surgery, veterinary practice, community centre, and highly regarded primary and secondary schools. A regular bus service is available from Alraham that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles. Alraham is conveniently situated just off the A51 which provides links to the M53, M56, M6, A556, and A500, allowing the commuter access to a number of commercial destinations including Chester, Warrington, Liverpool, Manchester, Crewe, and the Potteries. Crewe railway station is situated within 14 miles and provides a service to London Euston within 1 hour 40 minutes. Manchester International Airport is approximately 32 miles away and Liverpool John Lennon Airport is 34 miles.

Accommodation

The front door sits beneath a canopied **Storm Porch** this opens to an attractive light and airy welcoming **Reception Hall 6.6m x 3.2m** features include a contemporary glass and oak detailed staircase rising to the first floor, a set of glazed double doors open onto the south facing rear garden with views over fields beyond, underfloor heating runs throughout the ground floor accommodation, finished with an Amtico style timber effect floor covering.



The **Reception Hall** gives access to a well proportioned Living Room, stunning open plan Kitchen/Dining/Family Room and a Study (which has been converted to a Boot Room by the current vendors however could be reinstated to a Study if desired). There is also a Cloakroom fitted with a low level WC, wash hand basin and heated towel rail. Full length glazed double doors give access to both the Living Room and Kitchen Dining Family Room. The **Living Room 5.0m x 4.3m** has a 3.5m wide window incorporating double doors opening onto the south facing patio and gardens, a central limestone fireplace is fitted with a log burning stove set upon a slate hearth.

The light and airy **Kitchen/Dining/Family Room 8.9m x 4.7m** is the hub of this stunning property, benefitting from three large velux sky lights and a 3.5m wide window incorporating double doors opening onto a paved entertaining area with the south facing gardens beyond. The Kitchen area is extensively fitted with wall and floor cupboards including a **Pantry Cupboard** and a peninsular unit which creates a three person breakfast bar. The units are complimented with quartz surfaces, there is a Quooker filter and boil tap to the sink unit, appliances include a Bora induction hob with built in extractor filter, fan assisted oven with warming drawer beneath and microwave combi oven. There is an integrated fridge freezer and dishwasher as well as 48 bottle Dual Zone wine fridge. The dining area comfortably accommodates an everyday 8 person dining table and larger for an occasion with the attractive family sitting area beyond which accommodates sofas, easy chairs and a coffee table. Off the kitchen there is a **Utility Room** fitted with wall and floor cupboards matching the kitchen and quartz work surface which incorporates a sink unit. Beneath the work surface there is plumbing and space for a washing machine and tumble dryer. A door gives access to the garden.

The former **Study 3.0m x 2.2m** has been re-purposed as a **Boot Room** and is extensively fitted with cupboards which include a cloaks cupboard, house keepers cupboard, storage cupboards, bench seating and shelving with pull out storage boxes (the room could easily be reinstated to a study if desired).

To the first floor a **spacious landing** gives access to four double bedrooms (originally five) and four bath/shower rooms. **The large Master Bedroom suite almost (400 sqft) 6.6m x 6.2m** includes a large double bedroom with fitted wardrobes and glazed double doors opening to a Juliet balcony which overlooks the rear garden and offers attractive views over open countryside beyond. The Master Suite benefits from two well appointed **Ensuite Shower Rooms**, his and hers, as well as a fully fitted **Dressing Room 3.4m x 3.3m**. **Bedroom Two 3.6m x 3.1m** also benefits from a large well appointed ensuite **Shower Room 3.0m x 1.9m** and overlooks the gardens and fields to the rear as does **Bedroom Three 3.0m x 2.2m** widening to 3.1m. **Bedroom Four 3.4m x 2.5m** overlooks the front.

The **Family Bathroom** is fitted with a large double ended bath with shower facility above, wall mounted wash hand basin with drawer units beneath, low level WC, heated towel rail, principally tiled walls and a tiled floor.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Management Charge

There will be a management charge for the communal areas and facilities.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.



Externally

To the front of the property there is a block set driveway which opens out into a forecourt to provide ample parking and turning space along with giving access to a **Detached Double Garage** with electric car charging point. The gardens to the front are principally laid to lawn with stocked borders to either side of the front door. Access can be taken along the side of the property to the professionally landscaped south facing rear garden which includes a large Indian stone patio which can be directly accessed from all the reception/living accommodation with lawned garden beyond which overlook fields and countryside.

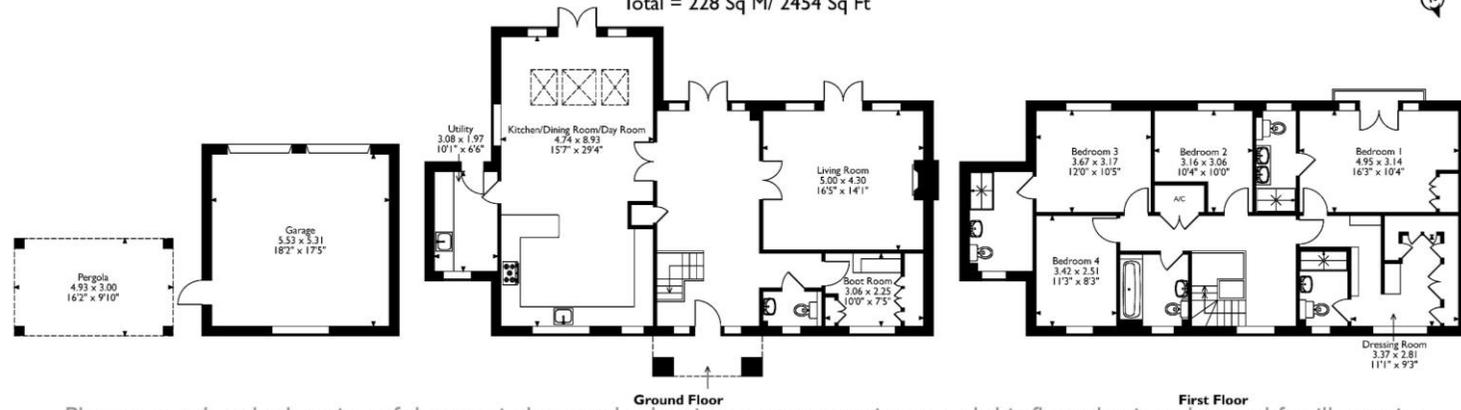
The Indian stone runs up to a Winsol pergola installed by Open Space Concepts which includes an automated louvred roof, automated roller blinds to two sides, integrated bluetooth speakers and ambient lighting creating the perfect alfresco entertaining space.

Directions

What3words : royal.marketing.crest.

From Tarporley proceed down the High Street past the petrol filling station to the traffic lights at the by-pass turning left onto the A49 towards Nantwich. At the traffic lights proceed straight through onto the A51 Nantwich Road and follow this road for a further 2 miles and shortly after passing the turning into Bunbury Road, signposted Bunbury, Tollemache Way will be found on the right hand side.

Approximate Gross Internal Area
 Main House = 199 Sq M/ 2142 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 228 Sq M/ 2454 Sq Ft



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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