



Oscroft, Nr. Tarvin, Chester





Oscroft Lodge, Cross Lanes, Tarvin Nr. Chester, CH3 8NG

Set in just under 3.5 acres Oscroft Lodge is an attractive well proportioned four bedroom family home holding a secluded position offering delightful views set in mature well stocked gardens and conveniently situated for the villages of Tarporley, Tarvin and Kelsall.

- Spacious Reception Hall, Living Room, Dining Room, Open Plan Kitchen Breakfast/Garden Room with Snug/Sitting Room Off, Rear Entrance Hall/Boot Room, Utility Room, Cloakroom.
- Four Bedrooms (three doubles and a large single), Two Bathrooms (One Ensuite).
- Attractive mature well stocked formal gardens, garage, car port, workshop, garden store, paddock extending to approximately 2.75 acres.
- Planning Consent approved for ground floor extension and internal modification.
- Planning for stables applied for.

Location

The property is conveniently situated just 1.5 miles from the village of Tarvin, with the larger village of Tarporley 5 miles and Chester City Centre 6.5 miles. 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 glazed front door opens to an impressive and welcoming central **Reception Hall 7.7m x 3.2m** which could be utilised as a dining hall. Staircase off rising to the first floor and doors off to the well proportioned Living Room and versatile Dining Room.

The **Living Room 6.9m x 3.7m** offers stunning views via a 3m wide picture window over the garden, paddock and fields beyond. Additional features include a Clearview log burning stove set upon a stone hearth and a dresser unit providing shelving and storage cupboards. The **Dining Room 4.5m x 3.0m** also offers similar views to the living room and has a communicating door with the **Kitchen 4.5m x 3.0m**.



The kitchen is open plan to a **Dining Area/Garden Room** as well as an everyday **Sitting Room/Snug** this creates a magnificent 11.5m (37') open plan everyday Living Area which is fitted with framed wall and floor units complimented with granite work surfaces. Appliances include a four ring gas hob with extractor above, fan assisted oven, microwave combi oven, dishwasher and fridge freezer. A tiled floor runs seamlessly through into the open plan **Dining Area/Garden Room 3.4m x 3.0m** this gives access and offers stunning 180 degree views over the attractive gardens and beyond. The **Snug/Sitting Room 3.3m x 2.9m** has a box bay window overlooking the side garden along with fitted book shelving, television plinth and drawer units. To the rear of the property there is a **Rear Reception Hall/Boot Room 3.1m x 3.1m** this is fitted with a built in housekeepers cupboard and **Cloak/Boot cupboard**, off the Rear Reception Hall there is a **Cloakroom** fitted with a low level WC and pedestal wash hand basin. Off the rear porch there is a **Utility Room** fitted with a sink unit and providing space for a tumble dryer and washing machine.

A spacious light and airy **Landing 3.5m x 3.2m** dimensions include the stairwell, this gives access to four bedrooms and two bathrooms (one ensuite).

The large **Master Bedroom Suite 7.0m x 3.7m** offers stunning elevated views over the gardens and beyond via a 3m wide picture window. The room is fitted with bespoke bedroom furniture including wardrobes and matching dresser unit which also provides drawers.

The well appointed **Ensuite Bathroom** is fitted with a panelled bath set within a tiled surround with shower facility above, there is a pedestal wash hand basin, low level WC with enclosed cistern, heated towel rail and large mirror fronted medicine cupboard/toiletry cupboard, heated tiled floor.





Bedroom Two 4.5m x 4.5m and Bedroom Three 4.1m x 3.2m are both generous double bedrooms which benefit from built in wardrobes and stunning views over the garden, in addition Bedroom Two gives access to a large boarded under **eaves storage area 4.5m x 1.5m** this is an ideal space for suitcases and Christmas decorations etc. **Bedroom Four 3.2m x 2.3m** has been converted to a Home Office over recent years and is fitted with office furniture which could easily be removed if desired to reinstate a bedroom. The **Family Bathroom** includes a bath set within a tiled surround, large quadrant shower enclosure, pedestal wash hand basin, low level WC, mirrored medicine/toiletry cupboard, heated towel rail and is finished with fully tiled walls and a tiled floor.





Externally

The property is accessed off a splayed entrance laid to setts which leads onto a tarmacadam driveway edged with dwarf walling and mature well stocked borders. The driveway leads up to an attractive courtyard at the rear of the property laid to yorkstone paviours, this provides ample parking along with giving access to a large **Single Garage 5.5m x 3.6m**, a **Garden Store 2.4m x 2.8m with a Workshop behind 2.8m x 3.0m**. Between the **Garage and the Outhouses** there is a 5.1m wide driftway which the current vendors have used as a double car port, however this also leads to a box hedged gravelled turning circle at the rear.

The stunning gardens and setting are a further feature of this delightful home being totally secluded yet on the edge of the village. The gardens are principally south west facing and laid to lawn incorporating mature well stocked borders which offer an array of colour during the summer months. There is a shaped water feature, waterfall and a large yorkstone patio/entertaining area which can be directly accessed from the garden room off the kitchen. A 'ha ha' provides uncompromised views over the adjoining paddock 2.75 acres which are included within the sale and benefit from road access.

Services/Tenure

Mains water, drainage, gas and electric. Fibre broadband connected to the property which also benefits from CCTV. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

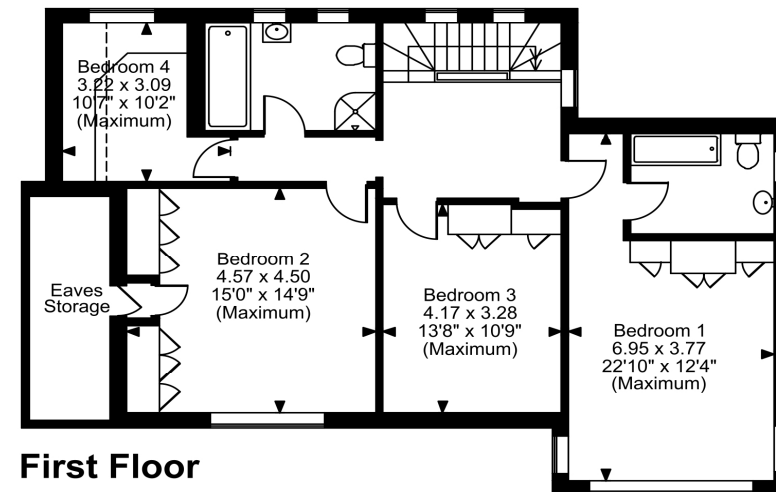
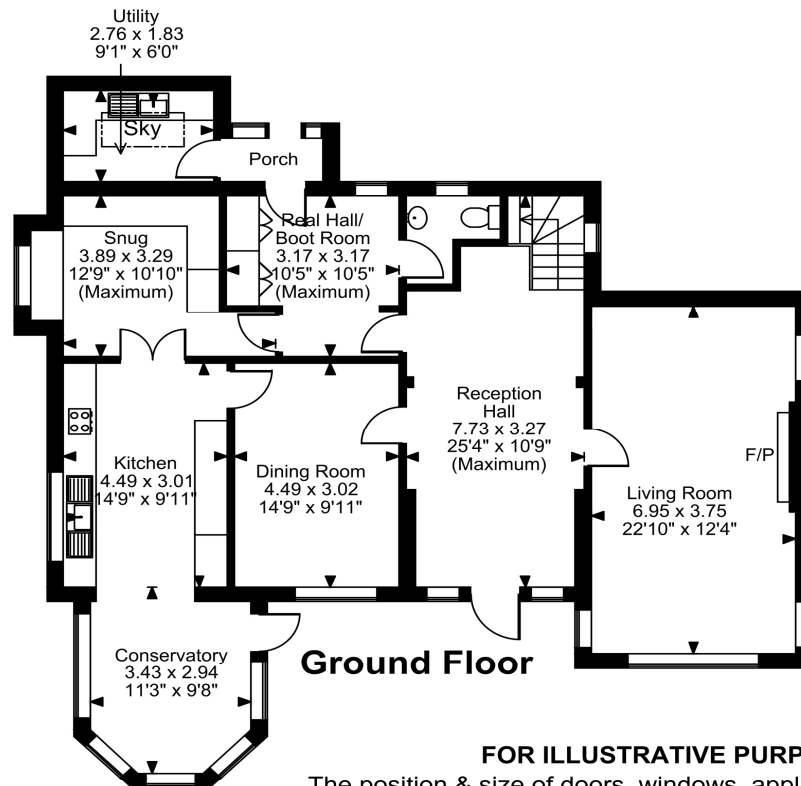
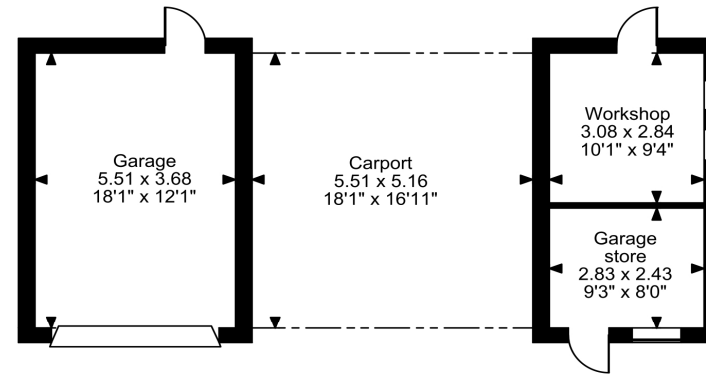
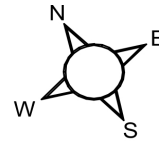
Directions

What3words : [backers.snug.dentistry](#)

From Tarporley head towards Chester on the A51 for approximately 4 miles turning right at the beginning of the Tarvin by-pass onto Tarporley Road signposted Tarvin, take the right hand turn into Cross Lanes signposted Oscroft and follow this road for approximately half a mile passing over the little bridge and Oscroft Lodge will be found shortly after on the right hand side.



Approximate Gross Internal Area
Main House = 2230 Sq Ft/207 Sq M
Garage = 218 Sq Ft/20 Sq M
Outbuilding = 168 Sq Ft/16 Sq M
Total = 2616 Sq Ft/243 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
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8641522/SKL





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.

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441