



CHESHIRE
LAMONT

Tattenhall, Nr. Chester

The Knowle, 1 Brockway West Tattenhall, Nr Chester, CH3 9EZ

Overlooking fields to the rear and situated within walking distance of the facilities within Tattenhall village this detached four bedroom family home has benefitted from a comprehensive scheme of modernisation, reconfiguration and improvement to create a stunning property with landscaped south facing rear garden.

- Reception Hall, Living Room, Study, Kitchen Breakfast Room open plan to Dining Room with bi-fold doors to garden, Utility, Cloakroom.
- Four Bedrooms, Two large well appointed Bathrooms.
- Ample parking provision, Double Garage, attractive south facing landscaped rear garden.

Location

The property is located on the fringe of the characterful village of Tattenhall which provides a grocery store, butcher's, chemist, post office, three pubs, two restaurants, doctor's surgery, nursery and a variety of small stores. The well regarded Ofsted 'outstanding' primary school is situated just off the High Street, the larger villages of Tarporley and Malpas have further shopping facilities and are just ten to fifteen minutes drive away. Alternatively Chester City Centre also only fifteen minutes away is readily accessible with a regular bus service. On a recreational front, the village has a sports club providing a gym, cricket, football, running, raquet ball, squash, tennis and netball sections, with rugby and hockey clubs as well as six golf courses within fifteen minutes drive, delightful walks can be enjoyed on the Peckforton and Bickerton Hills (five/ten minutes drive) which offers spectacular views across the Cheshire Plain.

Accommodation

A double glazed front door with large glazed picture windows to either side floods the spacious and welcoming **Reception Hall** with natural light this is finished with an oak effect herringbone pattern LVT flooring which continues into the stunning open plan Kitchen Diner. Off the Reception Hall a staircase rises to the first floor with storage cupboard beneath, there is a well appointed **Cloakroom** fitted with a low level WC and wash hand basin, Study and well proportioned **Living Room 4.2m x 5.6m deepening to 6.8m** with a bay window overlooking south facing rear garden. Further features include a central fireplace fitted with a Clearview log burning stove set upon a stone hearth and panel effect detailing to one wall.

The **Study 2.9m x 2.2m** is also finished with LVT timber effect flooring and overlooks the side garden. The stunning **Kitchen Breakfast Room** is open plan to a versatile dining/informal everyday **Sitting Area/Garden Room** making a 10.5m room overall.



The **Kitchen Breakfast Room 6.7m x 4.2m** was refitted in 2024 with modern units complimented with Carrara marble work surface which incorporates a large induction hob with extractor filter and a double bowl ceramic sink unit fitted with a Quooker tap. A matching centre island is also finished Carrara marble work surfaces which extend into a breakfast bar. Integrated appliances include a fan assisted oven, microwave combi oven, dishwasher and fridge freezer, herringbone pattern LVT flooring continues seamlessly into the versatile Dining/Garden Room 3.3m x 3.0m widening to 4.0m this has a lantern style roof light and glazed bi-fold doors opening onto the south facing rear garden and a porcelanosa style outdoor entertaining area. Off the kitchen there is a **Utility Room 3.5m x 2.7m** this includes a shelved storage/pantry cupboard, additional storage cupboards which include a housekeepers cupboard and built in washing machine and tumble dryer.

To the First Floor there are four bedrooms and two large well appointed bathrooms.

The large **Master Bedroom 5.1m x 4.2m** offers attractive views over fields to the rear and benefits from a large well appointed **Ensuite Bathroom 3.1m x 3.0m** this was supplied and fitted by Clay & Rock of Tattenhall and includes a large shower facility, free standing bath, 'his and hers' wall mounted wash hand basins with drawer units beneath, low level WC, heated towel rail, fully tiled walls and a heated tiled floor.

Bedroom Two 4.3m x 2.9m also enjoys attractive views to the rear, **Bedroom Three 4.2m x 2.9m** widening to 3.8m benefits from fitted wardrobe, shelves and drawer units running the full width of one wall. **Bedroom Four 3.1m x 2.6m** has panel effect walling and also offers views towards fields and countryside to the rear.

The large **Family Bathroom 2.9m x 2.9m** is fitted with a large shower facility, free standing bath, wall mounted wash hand basin with toiletry drawer unit beneath there is a low level WC with enclosed cistern, heated towel rail, fully tiled walls and heated tiled floor.

Externally

A brick pillared entrance leads onto a tarmacadam driveway/front forecourt this provides ample parking and turning space along with giving access to a **Detached Double Garage 5.3m x 5.0m** with up and over door, electric light and power points. To the side of the garage there is a gravelled area providing space for either trailer, caravan or boat storage or additional parking if desired.

Access can be taken along either side of the property to the enclosed landscaped south facing rear garden this includes mature hedge boundaries to both sides and to the rear. Porcelain tiled sitting/entertaining area can be directly accessed via bi-fold doors to the versatile dining/garden room. In addition to the Sitting/Entertaining area there is also a composite decked sitting area. The gardens are principally laid to lawn which also run down either side of the property and include stocked borders retained with sleepers.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.





Approximate Gross Internal Area
Main House = 2163 sqft/201 sqm
Garage = 291 sqft/27 sqm
Total = 2454 sqft/228 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.

Viewing

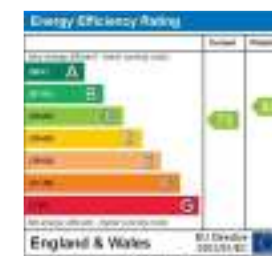
Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : irrigate.slider.loans

From Tattenhall High Street proceed down past Church Bank and round the sharp right hand bend.

After approximately 200m turn right into Covert rise and first left into Brockway West where the property will be found on the left 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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