



Little Budworth, Nr. Tarporley

CHESHIRE
LAMONT

15 St. Peters Drive Little Budworth, CW6 9BZ

Set within a quarter acre plot overlooking fields to the rear this detached 4 bedroom bungalow has been significantly extended to create a well proportioned family home providing just under 2000sqft of living accommodation along with a double garage.

- Entrance Hall, Living Room, Dining Room with Study Area off, Large Garden Room/Conservatory, Extended 7.1m Kitchen Breakfast Room.
- Large Master Bedroom with Ensuite Bathroom, Three Further Bedrooms, Family Bathroom.
- Large gardens extending to approximately quarter of an acre, south facing to the rear overlooking fields, double garage with automated up and over door.

Location

Little Budworth is a small village situated within a short drive from Tarporley with both The Egerton Arms and Red Lion Public Houses just a few minutes' walk away and the well renowned Hollies Farm Shop approximately a mile away from the property. The property offers easy access to a host of recreational outlets and particularly for those with equestrian interests. Delamere Forest is just three and a half miles and Little Budworth Country Park is less than a mile from the property and with a number of highly regarded golf clubs within five miles and a host of sports clubs within a ten mile radius.

Accommodation

A part glazed panelled front door opens to the **Reception Hall** with cylinder cupboard, cloaks cupboard and **Cloakroom off** fitted with low level WC and pedestal wash hand basin. The reception hall gives access to the **Living Room 6.1m x 4.0m** this has a central fireplace with timber mantel, tiled insets and set upon a tiled hearth. A glazed sliding door gives access to the **Garden Room/Conservatory** extension and an archway leads to the **Dining Room 3.4m x 3.0m** with **Study area off 2.0m x 1.6m**. The Dining Room also gives access to a large **Conservatory/Garden Room extension 6.9m x 3.3m** this is finished with a tiled floor and gives access as well as offers attractive views over the rear garden.

The extended **Kitchen Breakfast Room 7.1m x 3.2m** narrowing to 2.7m is extensively fitted with gloss fronted wall and floor cupboards complimented with roll topped work surfaces incorporating a stainless steel sink unit with mixer tap and window above offering attractive views over the gardens. Appliances include a double oven along with plumbing for a dishwasher, washing machine and tumble dryer, there is also space for a free standing fridge freezer.



The **Dining Area** within the kitchen comfortably accommodates an everyday dining table and dresser unit. The **Inner Hallway** gives access to the gardens and also a **Master Bedroom extension One 6.1m x 3.2m** with bay window which overlooks the rear garden. This bedroom benefits from an **Ensuite Bathroom 2.3m x 1.9m** fitted with panelled bath, quadrant shower enclosure, pedestal wash hand basin, low level WC, tiled walls, heated towel rail and tiled floor.

Off the reception hall there are three further bedrooms and a bathroom. **Bedroom Two 3.5m x 4.0m** overlooks the front garden and benefits from built in wardrobes and has a communicating door to the **Family Bathroom**. **Bedroom Three 4.0m x 3.5m** is a further generous double bedroom situated to the side of the property with **Bedroom Four 4.0m x 2.5m** includes a built in wardrobe and has a communicating door to Bedroom Two enabling Bedroom Four to be utilised as a dressing room if desired. The **Family Bathroom** provides panelled bath, large shower enclosure, pedestal wash hand basin and low level WC.

Externally

To the front of the property there is a double width tarmacadam driveway giving access to a **Double Garage** with automated up and over door. The Gardens to the front are principally laid to lawn with stocked borders. Access can be taken along either side of the property to the rear garden, this again is principally laid to lawn edged with mature well stocked borders to either side and backing onto fields at the rear offering attractive views over surrounding countryside. There is also a vegetable garden at the bottom of the garden.

Services/Tenure

Mains water, electricity, and drainage are connected. Oil fired central heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

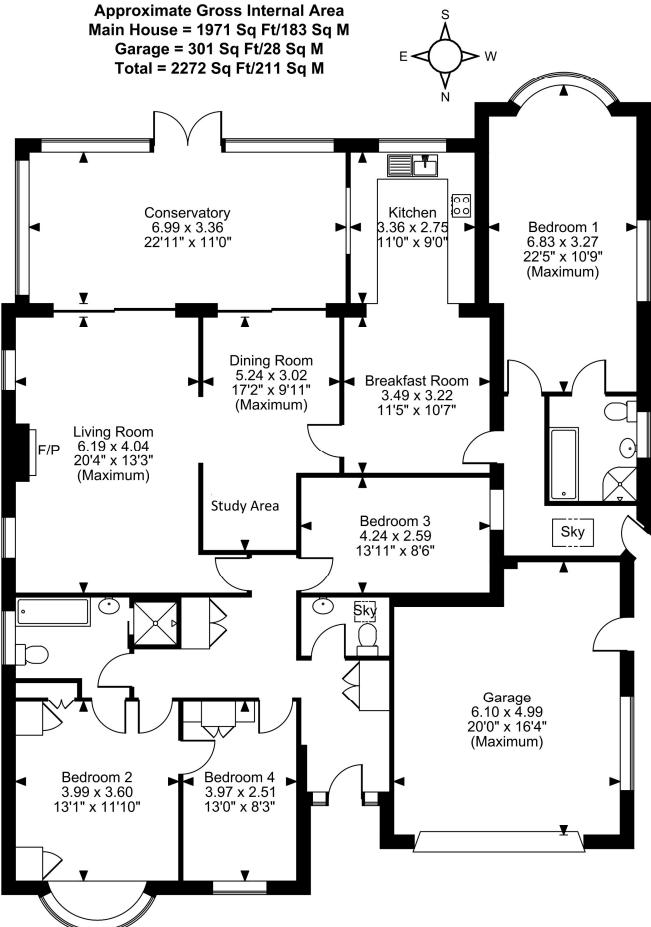
What3words : **mascot.lousy.fuss**

Although not the shortest, the most straightforward route to the property is to proceed in a northerly direction from Tarporley up the A49 for three miles turning right opposite the garden centre at Oakmere onto Old Coach Road signposted Oulton Park. Proceed to the end of Old Coach Road and at the T junction opposite the lodge gates to Oulton Park turn left for Little Budworth, follow the road into Little Budworth Village and at the sharp left hand bend turn right into Well Lane and immediately right again into St Peters Drive.





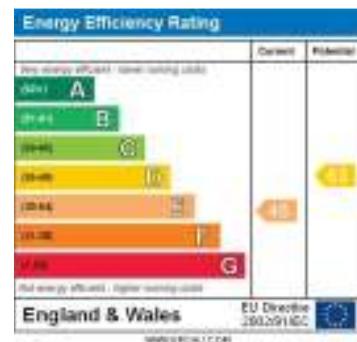
Approximate Gross Internal Area
 Main House = 1971 Sq Ft/183 Sq M
 Garage = 301 Sq Ft/28 Sq M
 Total = 2272 Sq Ft/211 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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