



Bunbury, Nr Tarporley

**CHESHIRE
LAMONT**

26 The Highlands

Bunbury, Nr Tarporley, Cheshire, CW6 9NT

This well proportioned 4 bedroomed detached village property has been sympathetically extended to create a deceptively spacious family home offering versatile accommodation (approx. 1600sq ft) with South facing garden to the rear.

- Entrance Hall, well proportioned Living Room, Study, Kitchen Diner, two ground floor double bedrooms (one currently utilised as an additional sitting room) & Shower Room.
- Two first floor double bedrooms, Bathroom.
- Parking to the front with car port for medium sized car, attractive secluded landscaped rear garden, Detached versatile Home Office/Gym.

Location

The property is situated in the highly sought-after village of Bunbury within walking distance of village amenities and facilities. There is a primary school in the village and leading secondary schools in the area together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views including access to the Sandstone Trail and Bickerton Hills.

Accommodation

A panelled front door opens to the **Reception Hall**, this has a staircase rising to the first floor and benefits from bespoke hand built furniture providing a cloak cupboard, storage cupboards and shelving. Off the reception hall there is a **Kitchen Diner 6.4m x 3.8m**, this has large picture windows overlooking both the front and rear gardens. The Kitchen is extensively fitted with shaker style wall and floor cupboards and matching centre island. Appliances include a four ring ceramic hob with extractor above, integrated double oven and dishwasher. There is plumbing for a washing machine and space for a free standing fridge freezer. The Dining area comfortably accommodates an 8/10 person dining table.

A set of panelled double doors within the kitchen lead into the large **Living Room 7.0m x 7.0m** maximum (irregular shape, note floor plan). This is fitted with a feature fireplace with ornate carved mantel and incorporates a Clearview log burning stove.



Additional features include 8'9" ceiling height, cast iron column radiators and a large 2.5m x 2.0m picture window overlooking the rear garden along with a glazed door opening onto the gardens. Off the Living Room there is a versatile **Study 4.9m x 2.2m** extensively fitted with storage cupboards, shelving, drawer units and a desk/work station.

Off the **Inner Hallway** there are two versatile ground floor double bedrooms and a shower room, with a further two double bedrooms and bathroom to the first floor. **Bedroom Three 3.9m x 2.8m** (dimensions include built in wardrobes) overlooks the front garden. **Bedroom Four 3.5m x 2.7m** has a full length picture window and matching full length sliding glazed door opening onto the rear garden. This is currently utilised as an additional sitting room.

To the first floor the **Bedroom One 4.3m x 3.7m** benefits from fitted wardrobes and drawer units. **Bedroom Two 3.8m x 3.8m** also benefits from fitted wardrobes. The **Bathroom** comprises a panelled bath with mixer tap serving the shower attachment above, wall mounted hand wash basin with cupboard beneath, low level WC and heated towel rail.

Externally

The tarmacadam driveway provides parking for a number of cars and leads to a car port. The gardens to the front are principally laid to stocked borders and access can be taken along the side of the property to the secluded and landscaped rear garden. This is south facing and includes a large 10m x 6m India Stone paved entertaining area perfect for alfresco dining as can be directly accessed from the kitchen diner. Steps lead down from the patio to the formal gardens beyond. The patio also gives access to a versatile **Home Office/Garden Room** which extends to approximately 230 sqft. This is currently utilised as a gym.

The formal landscaped gardens include shaped lawns edged with sets and mature well stocked borders, there is a timber framed summer house, india stone laid pathways and a brick retaining wall with well stocked raised border.

Services/Tenure

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

Viewing

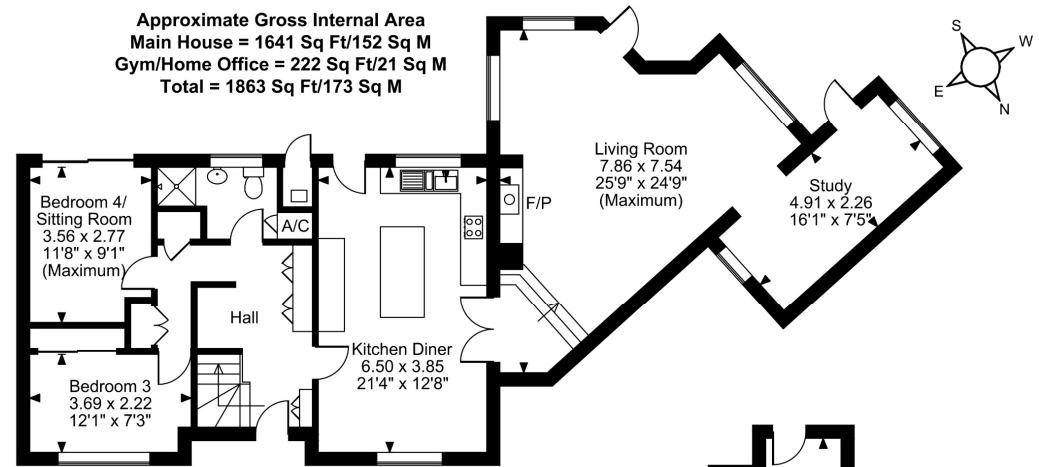
Via Cheshire Lamont Tarporley Office on 01829 730700.

Directions

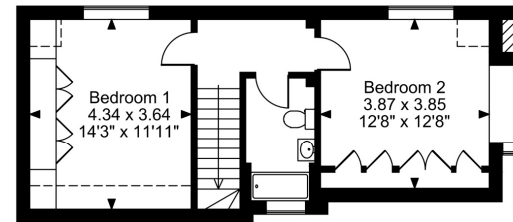
What3words : lodge.scripted.cycles

From our office in the centre of Tarporley proceed down the High Street turning left onto the A49. At the Red Fox traffic lights turn right and continue on the A49 towards Whitchurch. After approximately 2 miles turn left for bunbury village onto School Lane. After the Primary School turn right into The Highlands and the property will be found on the right hand side.

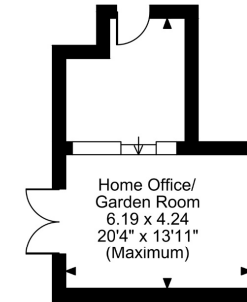




Ground Floor



First Floor

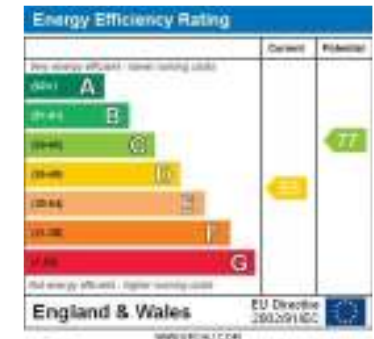


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The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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