



Chesnut Farm, Hooton Road, Hooton CH66 1QU

- Idyllic and Spacious Four Bedroom Barn Conversion
- Exclusive Courtyard Development with Stunning Rural Views
- Hallway W.C, Spacious Lounge and Large Fitted Kitchen Diner
- Second Floor Boasting Two Double Bedrooms and a Bathroom
- Nestled in the Picturesque, Semi Rural Area of Hooton
- Immaculately Presented Property Arranged Over Three Floors
- Two First Floor Double Bedrooms Both with En Suite Facilities
- Off Road Parking and Beautifully Manicured Lawned Rear Garden



Offers Over £475,000



* Approximate site map











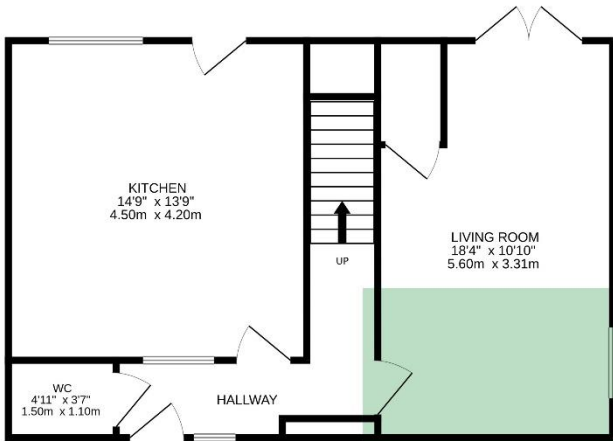




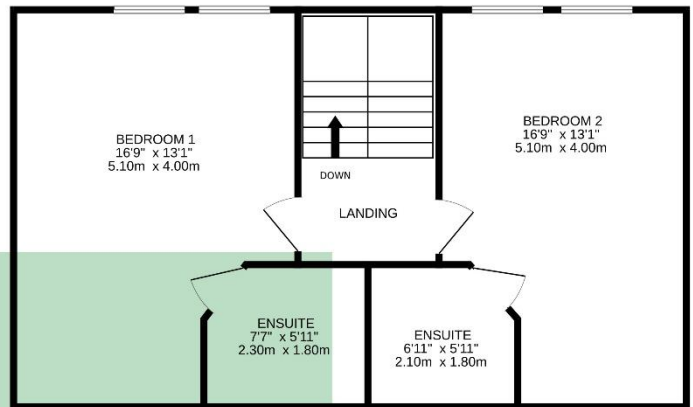




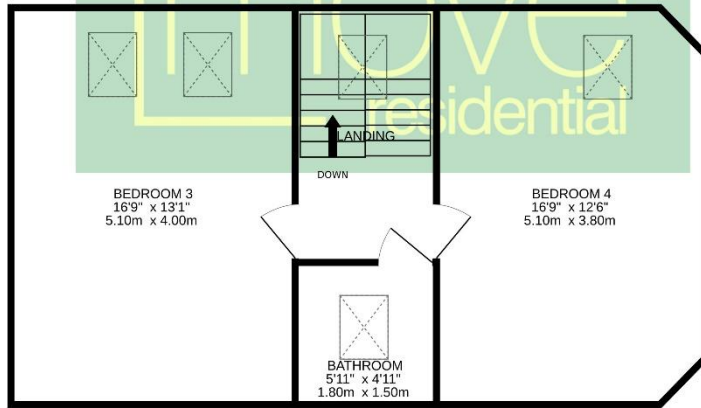
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

Idyllic four bedroom, three story barn conversion located in an exclusive courtyard development with stunning rural views. Immaculately presented, this superb accommodation offers spacious accommodation appointed with a neutral décor throughout. In brief you have a hallway, downstairs W.C, generous sized lounge with patio doors opening to the delightful rear garden and a high quality kitchen diner, fitted with a comprehensive range of wall and base units with contrasting work tops and integrated appliances. To the first floor you have two sizeable double bedrooms both with en suite shower rooms. To the second floor you have two further bedrooms and a three piece bathroom suite. Externally you have allocated parking and a large rear garden, beautifully manicured with lawned and patio area enjoying an open aspect.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.