

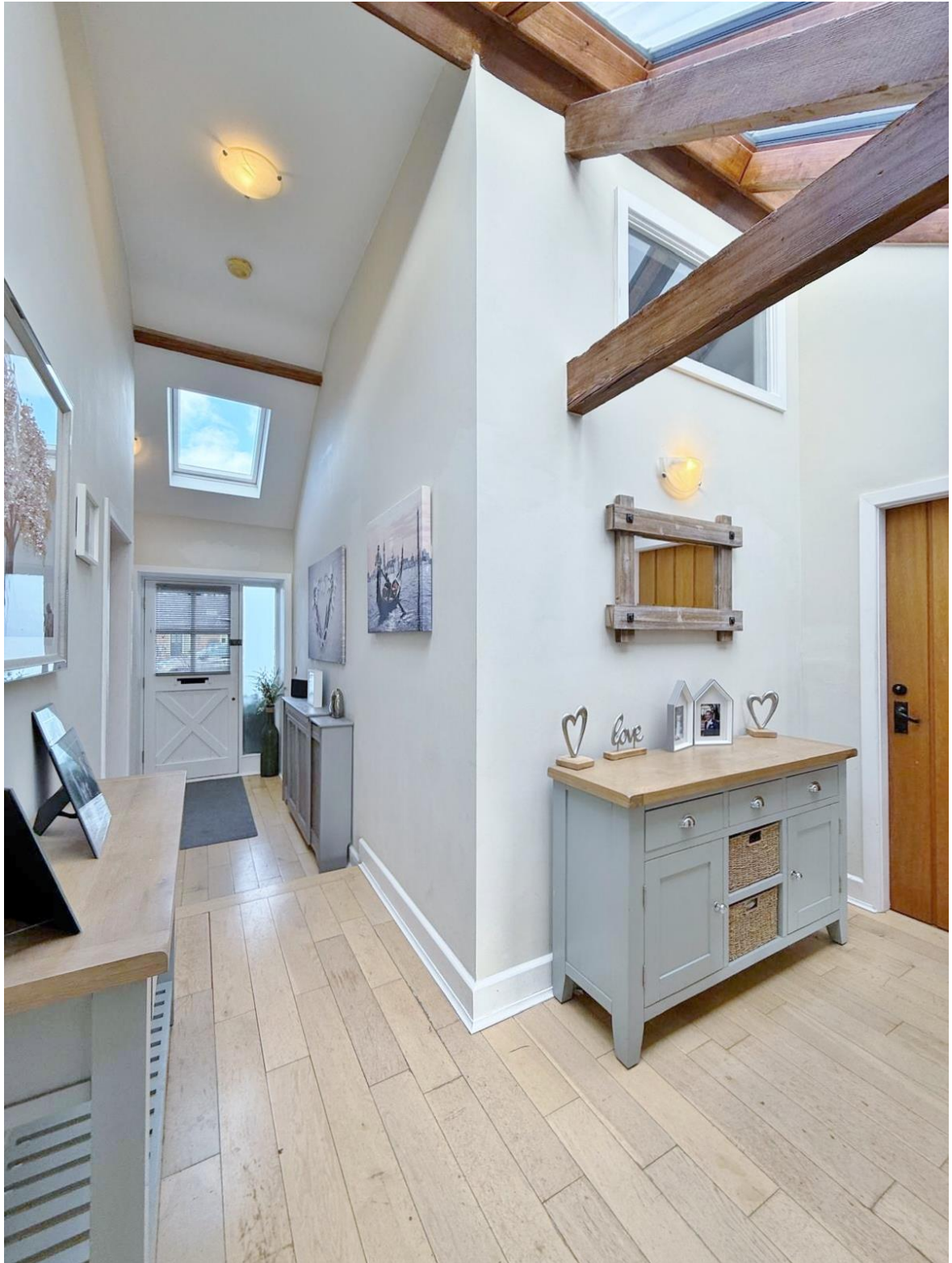


## Chestnut Farm, Hooton, Cheshire CH66 1QU

- Impressive and Charming Three Double Bedroom Mews Bungalow
- Boasting Over 1300 Square Foot of Sumptuous Accommodation
- Stunning Living Room with Feature Brick Chimney Breast and Fireplace
- Two Parking Spaces with EV Charging Points and External Office Room
- Seamlessly Blending Character Features with Contemporary Living
- Hallway, Three Sizeable Bedrooms, En Suite and Shower Room
- Breathtaking Kitchen Diner with Vaulted Skylight with Exposed Beams
- Beautiful South Facing Rear Garden with Open Aspect Over Countryside



£425,000

































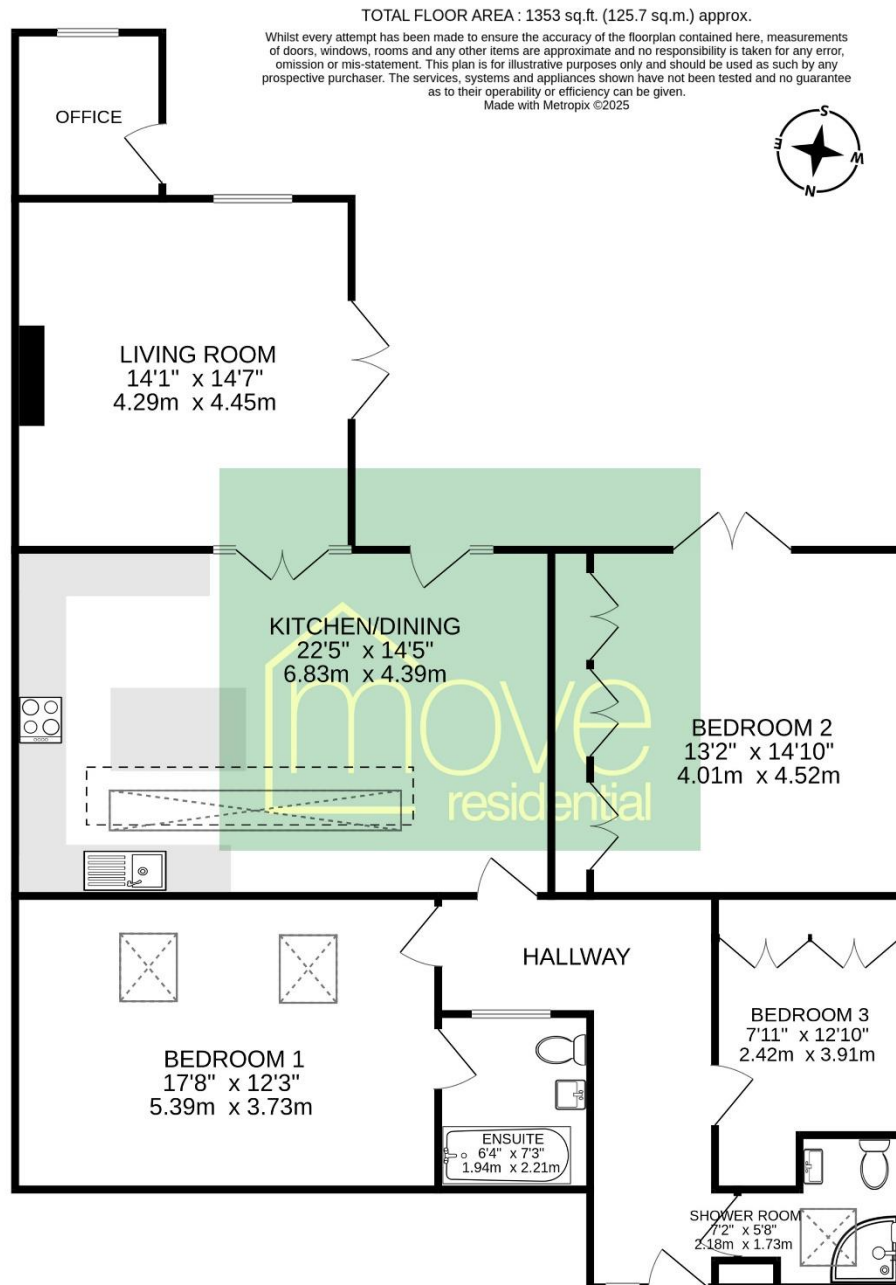








## Floor Plan





## Description

Nestled on an idyllic plot with open rear aspect over rolling countryside, Move Residential are delighted to showcase this impressive three bedroom mews bungalow. Seamlessly blending character features with contemporary living this home spans over 1,300 square foot of sumptuous accommodation which must be viewed to be appreciated in full.

Upon entering a welcoming hallway sets the tone for the impressive interior, the hallway flows into the breathtaking kitchen diner, a well proportioned room with high quality fitted kitchen, large central island and impressive vaulted skylight window with exposed beams flooding this room with natural light. A separate lounge provides additional space for relaxation with feature brick chimney breast, fireplace and patio doors opening to the delightful rear garden. Back to the hallway you have access to the master bedroom with exposed beams and modern en suite bathroom. Second double bedroom with a range of bespoke fitted wardrobes and further set of patio doors opening to the garden. Third bedroom with fitted wardrobes velux windows and completing this superb home you have a modern shower room.

Externally the property has two allocated parking spaces with EV charging points and an office room in the garden which has been beautifully landscaped, enjoying a southerly aspect with patio area, lawn and well established planting beds. The view from the garden over rolling countryside is truly spectacular.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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.