



Swanwick Green Whitchurch

CHESHIRE
LAMONT

Oak Tree Cottage

Swanwick Green Norbury

Whitchurch SY13 4HL

A delightful detached two-bedroom cottage formally part of the Cholmondeley Castle Estate set within an attractive countryside setting offering scope for modernisation and extension (subject to consent from the relevant authorities) set within 0.65 of an acre including various outhouses, attractive gardens and small pony paddock

- Suitable for modernisation and extension.
- Set with approximately 0.65 of an acre, including paddock.
- Living Room, Dining Room, Kitchen/Breakfast Room, Utility/Shower Room, Cloakroom.
- Two Double Bedrooms, Bathroom.
- Various outbuildings, attractive gardens, small paddock suitable for a pony.

Location

Oak Tree Cottage enjoys a delightful rural setting yet conveniently situated for the popular Village of Malpas 5 miles, which provides comprehensive facilities for everyday purposes as well as the secondary education at the highly sought after Bishop Heber High School. The Cholmondeley Castle Farm Shop is 3.5 miles; Whitchurch town centre is just 5 miles and provides four of the large supermarket chains as well as a train station offering a regular service to Crewe station and also Manchester. Wrenbury station is a 10-minute drive providing links to London (1hr 40 min – via Crewe). Delightful country walks can be enjoyed from the property as well as a number of recreational facilities within 15 minutes' drive including football, cricket, rugby, hockey, tennis and bowls and a number of golf clubs. The Cholmondeley Arms, one of Cheshire most renowned hostelry's is a 5-minute drive as well as the village of Marbury and the award-winning Swan Pub.

Accommodation

An enclosed cottage style Entrance Porch gives access to the Living Room 4.7m x 3.9m with tiled fireplace and communicating door to the Dining Room 3.9 m x 3.3m with the Kitchen/Breakfast Room 4.3m x 3.9m to the rear. Off the kitchen there is a Side/Rear Entrance Porch which gives access to a Utility Room 3.4m x 2.4m this is plumbed for washing machine and has a shower facility with Cloakroom off with low level WC.

First Floor

To the first floor, there are Two Double Bedrooms and a Bathroom. Bedroom One 4.3m x 4m overlooks fields to the rear. Bedroom Two 4m x 3.3m overlooks fields to the front. The Bathroom 2.4m x 2.7m includes an enameled cast iron bath, wash handbasin, low level WC and built in cupboards.



Externally

The property is set within a total of 0.65 of an acre which includes attractive gardens, outhouses and a small pony paddock. A set of double gates open onto a gravel driveway this leads up to a parking/turning area at the side of the property where there are various timber framed and corrugated out-houses along with two garden sheds and a small Dutch Barn. Outhouse one 5.9m x 4.3m Outhouse two 6.5m x 2.5m overall Outhouse three 9.4m x 3.7m overall Attractive cottage style gardens are principally to the front and side of the property being laid to lawn and include stocked borders. To the side of the property there is a small paddock suitable for a pony.

Services: Mains water, Electricity, Septic tank drainage, Oil fire central heating

Tenure: Freehold

Directions

What 3 Words - eats.otherwise.note

From Tarporley proceed down the A49 for approximately 8 miles passing the Cholmondley Arms pub/restaurant on the left-hand side (after 7miles) and after a further 2 miles turn left for Marbury follow this road for a further 0.25 of a mile and the property will be found on the right-hand side opposite the turning into Swanwick Green Lane

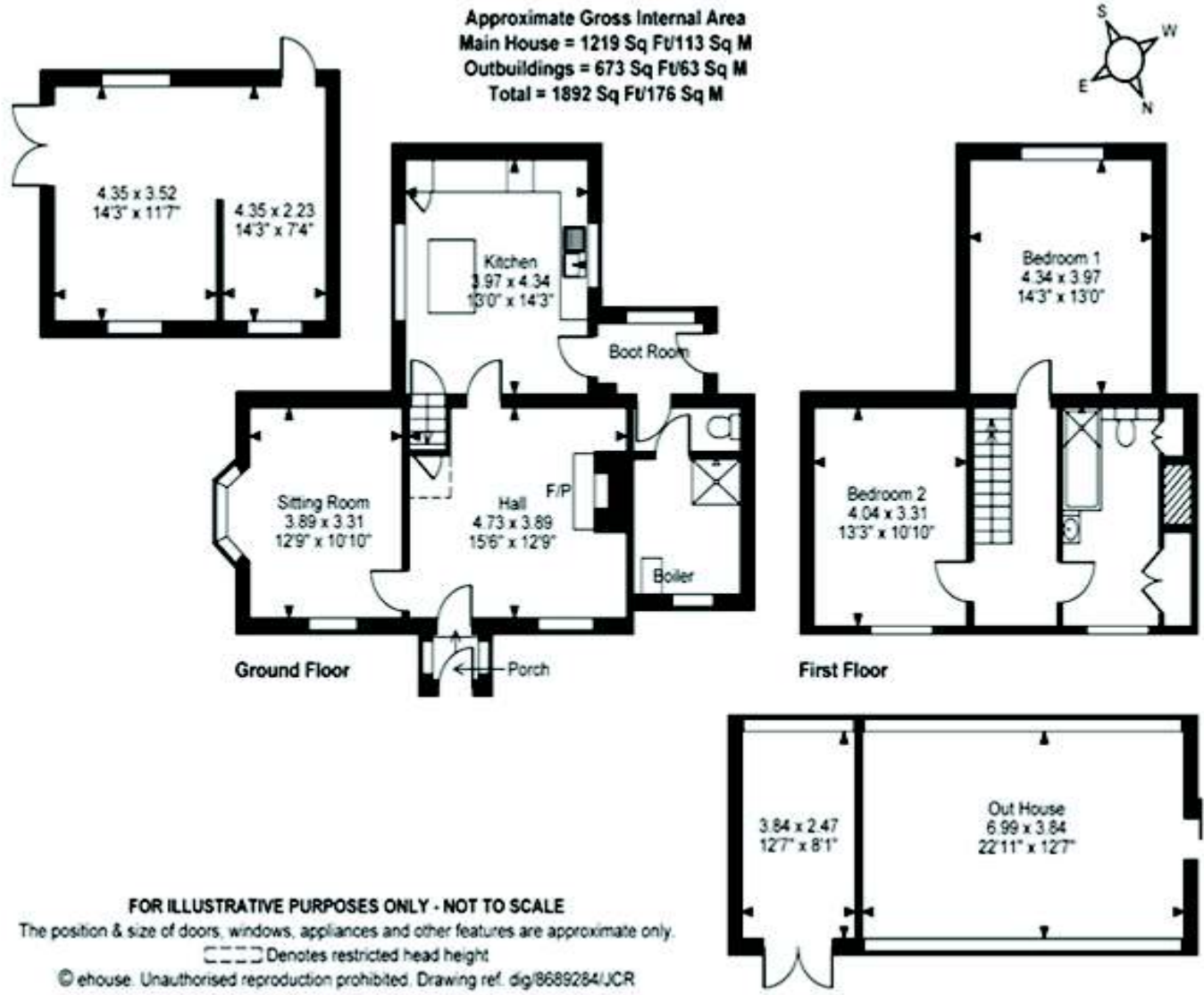
Viewings

Through Cheshire Lamont's Tarporley Office



Address: Oak Tree Cottage, Swanwick Green, Norbury, WHITCHURCH
RRN: 7109-3061-6204-6266-6264





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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