



**CHESHIRE  
LAMONT**

**Willow Drive, Bunbury Nr. Tarporley**

# 3 Willow Drive, Bunbury.

Nr Tarporley. CW6 9NY

Situated on a quiet cul-de-sac within the centre of Bunbury Village this 3/4 bedroom family home benefits from a double garage and generous garden backing onto Woodland.

- Centrally positioned within Bunbury village
- Reception hall, living room, dining room, breakfast room/snug, kitchen, shower/cloakroom
- Three principal double bedrooms, shower room, large occasional fourth bedroom/study, utility.
- Double garage, generous garden plot.

## Location

The property is situated in the highly sought-after Bunbury village within walking distance of Bunbury 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 (Upper Floor)

A large **Storm Porch** with space for bench seating sits above the front door, this opens to the **Reception Hall 6.1m x 1.8m** with staircase leading down to the Lower Ground Floor Bedroom accommodation, and doors to the **Shower/Cloakroom**, versatile **Dining/Sitting Room** and the **Kitchen** which, in turn, gives access to an area of the **Kitchen** utilised as a **Snug/Sitting Area** or alternatively an everyday **Dining Area**. **The Living Room 5.3m x 3.7m** is fitted with a log burning stove set upon the slate hearth and offers elevated views over the gardens.

The versatile **Dining Room/Second Sitting Room 4.7m x 3.6m** also offers attractive elevated views over the rear garden. **The Kitchen 3.3m x 3.1m** lends itself to being opened up into the **Snug** to create a large **6.1m x 3.3m Kitchen/Dining Room**. The current Kitchen is fitted with pine fronted wall and floor cupboards along with the breakfast bar, an archway from the Kitchen gives access to the **Snug/potential Dining Area 2.9m x 3.3m** which could accommodate an everyday breakfast table if desired. **The Shower Room** off the **Reception Hall** is fitted with a large shower facility with fixed shower screen, pedestal wash hand basin and low-level WC.



## Lower Floor Accommodation

To the lower ground floor there are **Three Principal Bedrooms, Shower Room, versatile occasional Fourth Bedroom/Study** and a **Utility Room. Bedroom One 5.2m x 3.7m** has a large picture window overlooking the rear garden and a glazed door opening onto a patio. **Bedroom Two 4.7m x 3.6m** also has a picture window overlooking the garden. **Bedroom Three 3.3m x 3.2m** is a further double bedroom. The former bathroom has been converted to a **Shower Room**. To the rear of the property there is an occasional **Fourth Double Bedroom/Study 5.2m x 3m**, this has limited natural light via a frosted glass window and frosted glass glazed door which gives access to the gardens. There is also a **Utility Room** to the rear of the property **3.3m x 2.3m** providing space for additional white goods, plumbing for a washing machine and sink unit with drainer.

## Externally

To the front of the property a driveway laid with setts provides parking for up to four cars to the front of the **Double Garage 5.6m x 4.9m**, accessed via an automated door. The gardens to the front of the property are principally laid to lawn edged in part with a stocked border. Steps to either side of the property lead down to the rear garden, this is again principally laid to lawn edged with stocked borders to either side and runs down to stream at the bottom of the garden with a copse of trees/small woodland beyond.

**Tenure:** Freehold

**Services:** Mains water, electricity, and drainage. oil central heating.

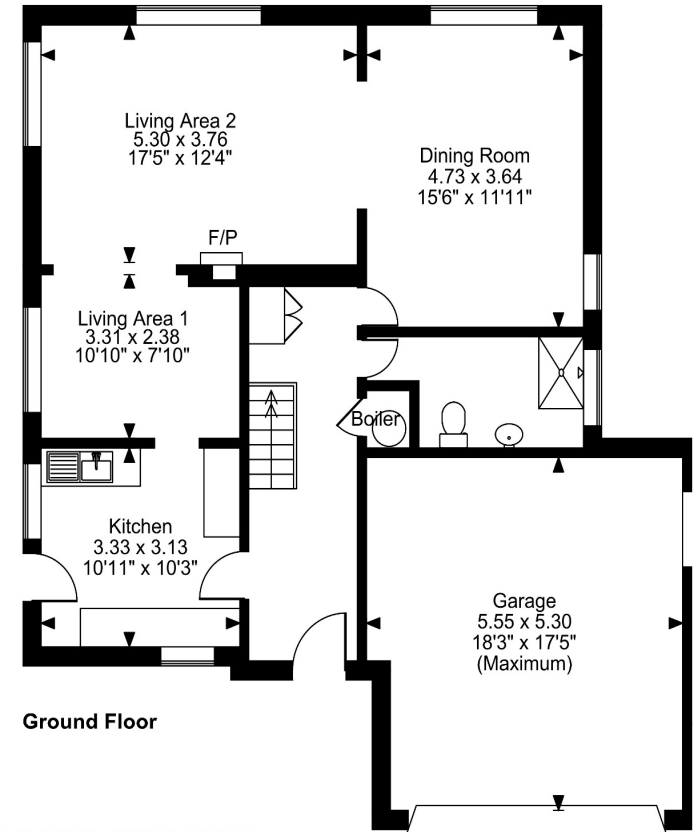
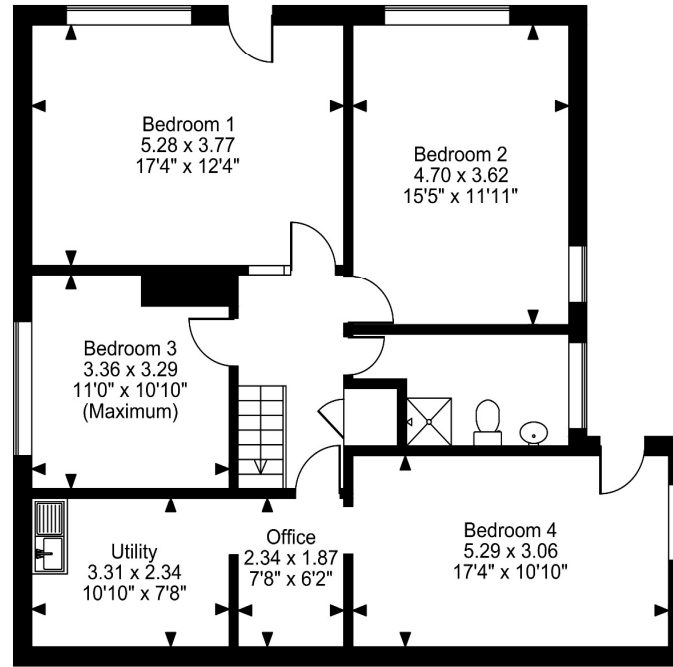
## Directions

From Tarporley proceed south on the A49 towards Whitchurch after approximately 3 miles turn left into school lane for Bunbury Village proceed past the primary school on the right hand side drop down the hill and the turning to Willow Drive will be found at the bottom of the dip on the left-hand side proceed up Willow Drive and the property will be found on the left-hand side.





**Approximate Gross Internal Area**  
**Main House = 1821 Sq Ft/169 Sq M**  
**Garage = 307 Sq Ft/28 Sq M**  
**Total = 2128 Sq Ft/197 Sq M**



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