



# OAK HOUSE

Farndon, Cheshire

**Rickitt**  
Partnership

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## Delightful period home in Farndon Village

Period detached house ♦ Six double bedrooms ♦ En-suite bathroom & two bathrooms ♦ Four reception rooms ♦ Kitchen/breakfast/family room ♦ In the heart of Farndon Village ♦ Large well kept rear garden ♦ Off road parking & garage ♦ EPC D

### Description

An elegant and well presented six double bedroomed late Victorian detached family house in the heart of Farndon Village. This delightful home has four reception rooms and a kitchen/breakfast/family room. The house has a wealth of character and period features throughout. The property sits on a large corner plot with ample off road parking, single garage and a large well kept enclosed garden to the rear.

#### Entrance Hall

Open staircase to first floor. Coved ceiling. Two radiators.

#### Cloakroom

Low level WC and hand wash basin. Skylight. Tiled floor. Radiator.

#### Cellar

Stairs to two cellar rooms. Light.

#### Sitting Room

Edwardian style feature open fireplace with surround and tiled heart. Bay window to front. Window to side. Coved ceiling. Radiator.





### Dining Room

Edwardian style feature fireplace with ornate slate surround and tiled hearth. Built in cupboard. Bay window with shutters to front. Coved ceiling. Timber flooring. Radiator.

### Drawing Room

Victorian style feature open fireplace with stone surround and slate hearth. Bay window to front. Bay window and two further windows to side. Coved ceiling. Wooden block flooring. Two radiators.

### Study

Double glazed double doors to rear. Window to side. Radiator.

### Kitchen/Breakfast/Family Room

Display fireplace with beam above. Fitted cupboard with shelves. Fitted cupboard unit with drawers below. Coved ceiling. Window to side. Tiled floor. Range of base units with granite work surface above. Inset two bowl sink unit with mixer tap. Floor to near ceiling pantry unit. Floor to near ceiling unit with wine rack and space for fridge freezer. Inset recess for Rangemaster range style cooker with six ring gas hob with extractor above, tiled splashback and beam above. Large central island with breakfast bar with timber work surface and cupboards below. Rangemaster wine cooler. Corner wood burner. Tiled floor. Eight Velux windows. Double glazed double doors to side. Two double glazed windows to rear. Display unit with light.

### Inner Hall

Part double glazed door and double glazed window to rear. Glazed roof. Electric heater. Tiled floor.

### Cloakroom

Low level WC. Hand wash basin. Velux window. Tiled floor. Radiator.



### Utility Room

Belfast style sink. Space for washing machine, dryer and freezer. Wall mounted Worcester gas fired boiler. Hot water cylinder. Double glazed window to rear and one to side. Tiled floor.

### First Floor Landing

Large window to front. Two built in cupboards. Two radiators. Double glazed window to rear.

### Bedroom One

Edwardian style fireplace. Bay window to side. Double glazed window to side. Coved ceiling. Radiator.

### Dressing Room

Fitted wardrobes. Window to side. Radiator.

### Ensuite Bathroom

Walk in shower, free-standing claw foot bath with miser tap and separate hand held showerhead. Low level WC and twin hand wash basins with vanity unit below. Tiled walls. Frosted double glazed window to side. Tiled floor. Wall mounted heated towel rail.

### Bedroom Two

Window to front. Fitted wardrobes. Radiator.





**Bedroom Three**

Fitted wardrobe. Window to front. Radiator.

**Bedroom Four**

Edwardian style fireplace. Window to front and one to side. Radiator.

**Bedroom Five**

Double glazed window to rear. Radiator.

**Bedroom Six**

Double glazed window to rear. Radiator.

**Bathroom**

Walk in shower, free-standing claw foot bath with mixer tap and separate hand held showerhead. Low level WC and hand wash basin. Part tiled walls. Window to side. Tiled floor. Radiator. Access to loft.

**Bathroom**

Bath with shower above, low level WC and hand wash basin. Part tiled walls. Window to rear. Tiled floor. Radiator.



## Outside

The house sits on a large size corner plot in the village. At the front of the house there is a gravelled driveway offering off road parking for several vehicles with lawned garden areas and well stocked borders. There is a lawned garden area with stocked borders to the side, with an additional driveway leading to:

### Detached Single Garage

Double door to front. Double glazed window to side. Part double glazed side door. Power and light. Attached garden shed with power and light.

### Large Enclosed Rear Garden

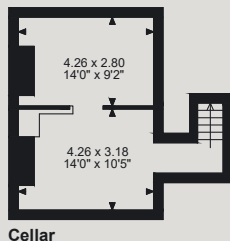
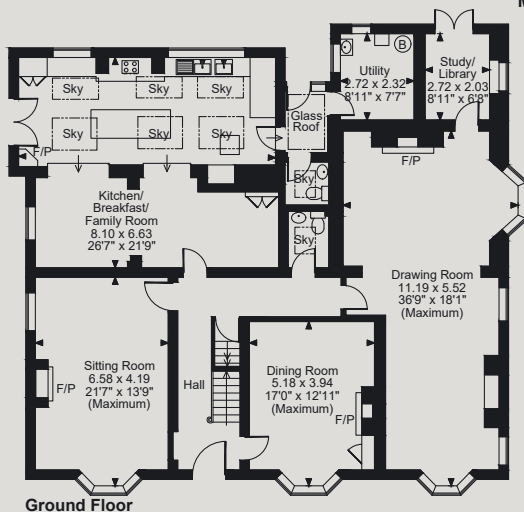
There is a large timber decked area to rear and side opening onto the delightful and well kept garden, which is mainly laid to lawn with well stocked borders and two large paved terrace areas.

### Property Information

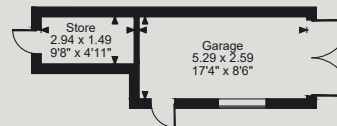
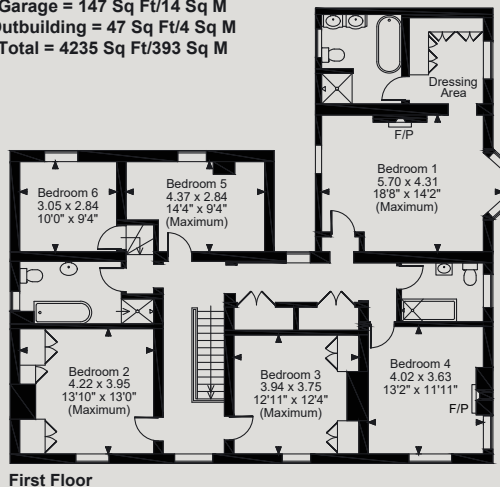
The council tax is band G. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.



# Floorplans



**Oak House, Farndon, Cheshire**  
**Approximate Gross Internal Area**  
**Main House = 4041 Sq Ft/375 Sq M**  
**Garage = 147 Sq Ft/14 Sq M**  
**Outbuilding = 47 Sq Ft/4 Sq M**  
**Total = 4235 Sq Ft/393 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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