



**CHESHIRE  
LAMONT**

**Oathills Drive, Tarporley.**

# 55 Oathills Drive

Tarporley. CW6 0DD

This significantly extended four-bedroom family home extends to approximately 1770 Sq Ft and benefits from a large garden offering far reaching elevated views towards the castles at Peckforton and Beeston as well as being conveniently situated within walking distance of Tarporley High Street.

- Significantly extended four-bedroom family home
- Situated within walking distance of Tarporley High Street
- Three generous Reception Rooms, large Kitchen/Breakfast Room
- Four Bedrooms, two Bath/Shower Rooms
- Large Utility/Workshop
- Large, secluded gardens offering for reaching views

## Location

Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops and services including convenience stores, post office, fashion boutiques, electrical retailer, florist, solicitor, cafes, restaurants and renowned public houses. The village is also known for its excellent educational facilities with Tarporley Primary and High School and many other outstanding educational establishments in both the state and the private sector being located in the surrounding area. A regular bus service is available from the village that travels to Chester City centre in one direction and Crewe via Nantwich in the other. The village is located within the heart of Cheshire and is surrounded by some of the most glorious countryside, with Delamere Forest and the Peckforton Hills within 4 miles.

## Accommodation

A **Storm Porch** sits above the front door. This opens to the **Reception Hall** finished with a timber effect floor, column radiator, and staircase rising to first floor with storage covered beneath. The **Cloakroom** is fitted with a low-level WC and wall mounted wash hand basin. The **Living Room 4.2m x 3.3m** overlooks the front and has a central fireplace fitted with a living flame coal effect gas fire. There is a large well-appointed extended **Kitchen/Breakfast Room 5.0m x 5.6m narrowing to 5.0m**, this is fitted with *Neptune* kitchen units including a pantry cupboard and complimented with granite work surfaces which provide a three-person breakfast bar. Appliances include range cooker with five burner gas hob, warming plate, double oven and extractor filter above, there is a housing unit for an American style fridge freezer and integrated dishwasher. Off the kitchen there are two further extensions, creating a versatile **Sitting/Family Room and Orangery 4.7m x 3.5m** utilised as a **Dining Room with large 4.3m x 2.4m lantern roof light**, electrically heated tile floor and double door giving access to the garden.



The versatile **Sitting/Family Room 4.4m x 3m** also gives access to the rear garden and has a communicating door to the former **Garage 5.7m x 3.1m overall**, this has been subdivided to provide a **Utility Room/Workshop 3.7m x 3.1m** with sink unit and plumbing for a washing machine as well as numerous wall and floor cupboards, the balance of the **Garage 3.1m x 1.8m** is subdivided by a stud wall and provides **Storage** for bikes and garden implements and has a roller shutter door opening onto the front drive.

### First Floor

To the first floor, there are **Four Bedrooms and Two Bathrooms (one Ensuite)**.

**Bedroom one 6.3m x 3m** provides views which include Beeston Castle in the distance. Within the **dressing area** there is a fitted wardrobe and the current vendors have two additional freestanding wardrobes, beyond the dressing area. There is a spacious **Ensuite Bathroom 3.1m x 2m** fitted with freestanding roll top bath, quadrant shower enclosure, wash hand basin with drawer units beneath, low level WC and a heated towel rail.

**Bedroom Two 3.6m x 3.5m** benefits from fitted wardrobes and overlooks the rear garden. **Bedroom three 3.3m x 2.8m** overlooks the front and takes in views towards Beeston and Peckforton. **Bedroom four 2.5 x 2.3 m** (dimensions include bulkhead storage cupboard above stairwell). This room is currently utilised as a **Home Office**. The **Family Bathroom** is fitted with a panel bath with shower facility above, wall mounted wash hand basin, low level WC, heated towel rail and has a tile floor and tiled walls.

### Externally

To the front of the property there is a driveway providing **parking for two cars**. To the rear of the property there is a sheltered walled **Courtyard 4.8m x 3.2m** where the current vendors have a sitting area and alfresco oven, steps rise to a large garden beyond which extends across the rear of the neighbouring property. This is principally laid to lawn includes a **large decked 6.8m x 4.7m elevated Sitting/Entertaining area** providing attractive views to the castles at Beeston and Peckforton with Rawhead and the Bickerton Hills in the distance. The gardens also include well stocked borders and a **low maintenance gravelled Sitting/Entertaining area** where the current vendors have a barbecue. From the rear garden there is a gateway within the rear boundary which opens onto footpath which leads to the High Street.

**Tenure:** Freehold

**Services:** Mains Water, Gas, Electricity and Drainage

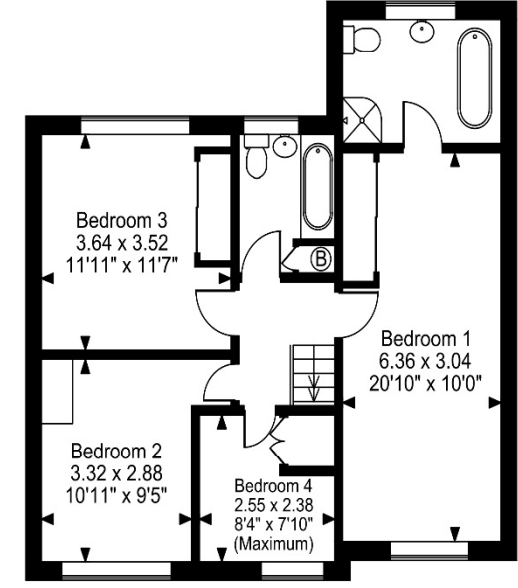
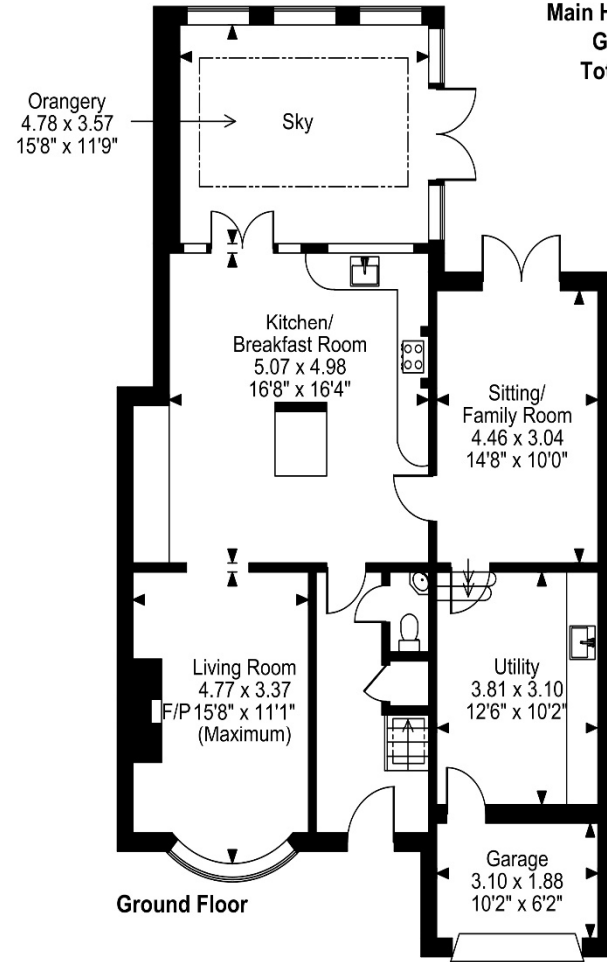
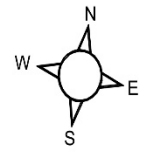
**Directions: What3words – pizzas.glorified.edges**

Leaving the High Street in a Southerly direction, turn left at the Petrol Station onto Eaton Road. Follow Eaton Road turning first left into Churchill Drive, turn left at the T-junction and first right into Oathills Drive and the property will be seen directly in front of you.





Approximate Gross Internal Area  
 Main House = 1770 Sq Ft/164 Sq M  
 Garage = 63 Sq Ft/6 Sq M  
 Total = 1833 Sq Ft/170 Sq M



Ground Floor

First Floor

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

The position & size of doors, windows, appliances and other features are approximate only.  
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| Energy Efficiency Rating                                 |  | Current | Potential |
|--|--|---------|-----------|
|  |  | 71      | 82        |
| <small>Not energy efficient. Higher energy costs</small> |  |         |           |
| <small>EU Directive 2002/91/EC</small>                   |  |         |           |
| <small>England &amp; Wales</small>                       |  |         |           |
| <small>www.epi.co.uk</small>                             |  |         |           |