



Oak Meadow | Weaverham | CW8 3AX

EDWARD  
mellor



## Features

- Chain free purchase
- First time on the market since 1990s build
- Exclusive development of 21 homes
- Favoured Weaverham/Hartford border location
- Detached with 4 bedrooms and 2 bathrooms

Offered as a chain free purchase, this detached family house is being sold for the first time since its construction in the early 1990s and forms part of a small, highly sought-after development of just 21 homes. Enjoying a great position with a lovely open front aspect, the property is superbly

situated on the border of Weaverham and Hartford. Benefitting from gas central heating and PVCu double glazing, the accommodation comprises entrance hall, cloakroom, lounge, dining room, conservatory and kitchen. To the first floor there is a master bedroom with en suite, three further

bedrooms and a family bathroom. Externally, the property offers a garage, private driveway and a fully enclosed rear garden, making it an ideal long-term family home in a desirable location.



The house stands within a small sought after cul de sac which is well situated on the Weaverham/ Hartford border. Both villages have an excellent parade of shops e.g. Weaverham 1 mile and Hartford 1.4 miles. There are schools for all age groups nearby in Weaverham including Wallerscote Junior, Forest Street Primary and Weaverham High. Opposite Oak Meadow is St Bedes Catholic primary school. In Hartford and nearby are the Grange Independent schools, more schools for all ages to include a day nursery and St Nicholas High School. The A49 runs along the edge of the village and links to the motorway network. Northwich town centre with all of its excellent amenities is 2.5 miles away.

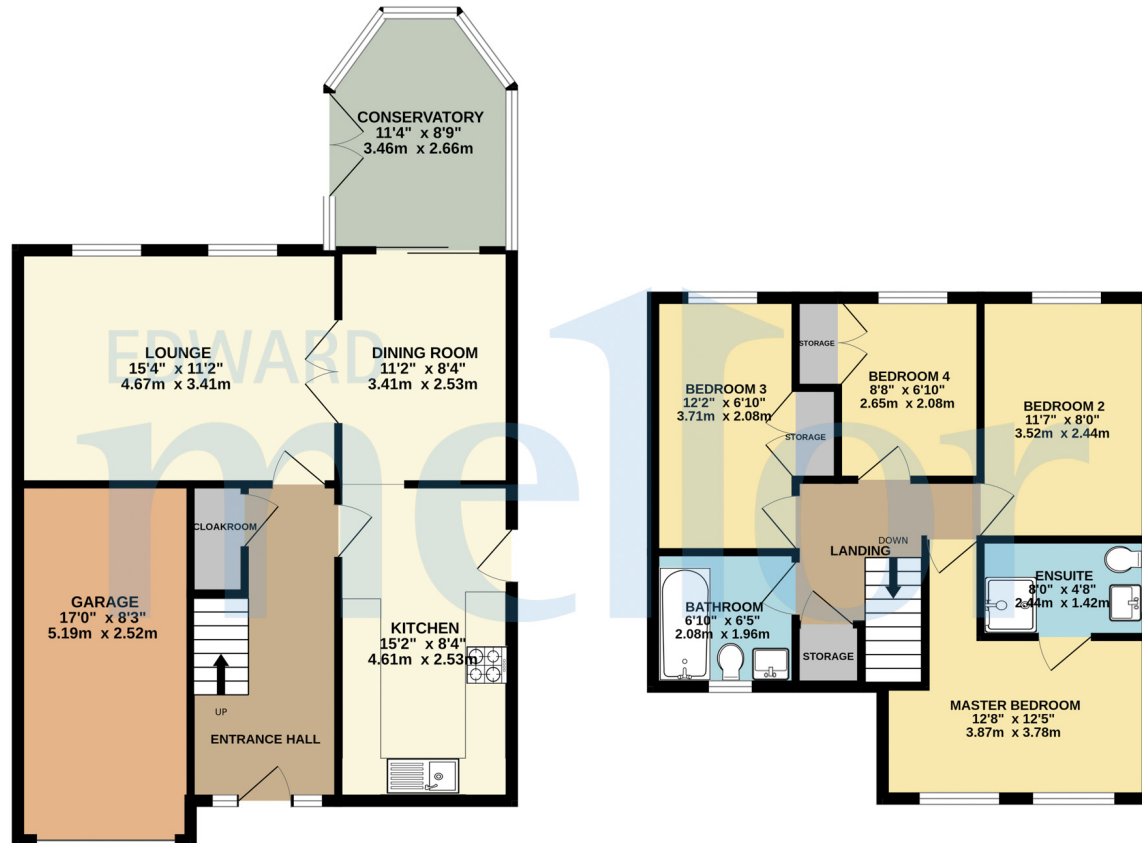
**SERVICES:** All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E- Energy Efficiency Rating D

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



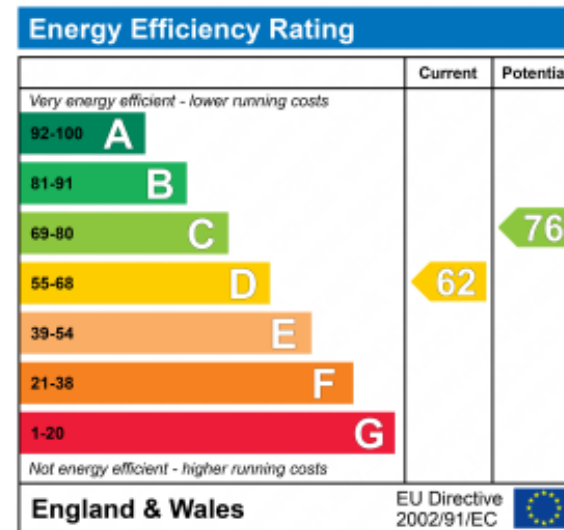
TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating



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