



Helping *you* move



The Meadows, Hampton, SY14 8JQ

Spacious four-bedroom family home offering generous living space, excellent storage and a versatile layout. Features include a master bedroom with dressing area and en-suite, two additional rooms ideal as offices or hobbies, utility room, driveway and generous rear garden.

Offers in the Region of

£515,000

The Meadows, Hampton, SY14 8JQ

Overview

- Spacious four-bedroom family home
- Large master bedroom with walk-in dressing area
- Large family bathroom with bath and separate shower
- Private driveway and established rear garden
- Generous living room with double doors to the garden
- Council tax band F
- EPC TBC
- Freehold



Brief description

A spacious four-bedroom family home, offering generous living accommodation, excellent storage and a practical layout throughout. Downstairs, the property offers a large living room with double doors opening directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. The home also benefits from two further rooms, ideal for use as office spaces, perfect for working from home, or as hobby rooms. There is also a convenient downstairs WC. The well-equipped kitchen is complemented by an adjoining utility room, providing additional storage and useful workspace. The utility room also benefits from direct access through to the rear garden. Upstairs, the property features a large master bedroom, complete with a walk-in dressing area and excellent built-in storage. The master bedroom also benefits from an en-suite bathroom with both a bath and separate shower. There are a further three bedrooms, two of which are good-sized doubles, with all three rooms offering bright and well-proportioned accommodation. The property also features a large family bathroom with both a bath and separate shower. Outside, the property benefits from a generous driveway providing ample parking, together with an established garden area to the rear. Overall, this is a spacious and versatile four-bedroom family home, offering well-proportioned accommodation throughout, generous living space and excellent storage. With its practical layout, useful additional rooms and direct access to the garden, the property provides a comfortable and flexible home for modern family living.

Location

The property is located in Hampton which is situated close to the bustling village of Malpas in Southwest Cheshire. Malpas enjoys the benefits of two schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is around 6 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 22 miles approximately.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DIRECTIONS

Take the A41 out of Whitchurch towards Chester, continue for approximately 6 miles then turn left at the roundabout by Shajahan Indian Restaurant. Continue along the road, the property is located just after the Gravel Lane turning on the right-hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC TBC

METHOD OF SALE

For Sale by Private Treaty.

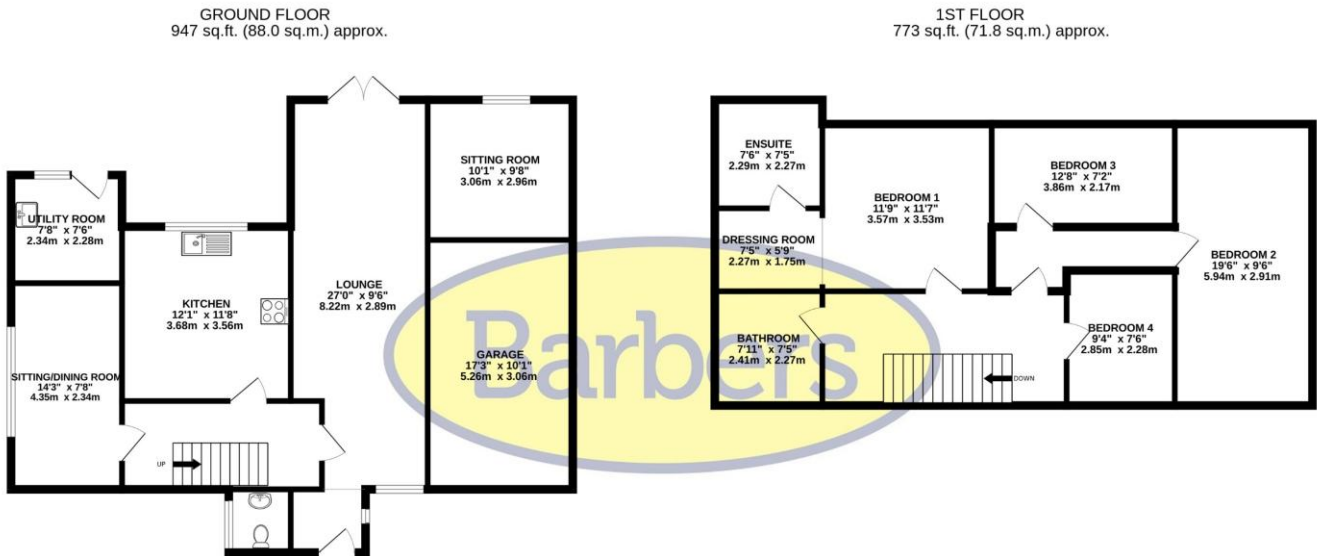
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

AI IMAGES

Please note that certain images may have been enhanced using AI technology to improve presentation. These are provided for guidance only and may differ slightly from the property's current appearance.

WH40916 170926



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 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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LOUNGE

27' 5" x 9' 3" (8.36m x 2.82m)

KITCHEN

11' 8" x 11' 5" (3.56m x 3.48m)

DINING ROOM

19' 8" 7" (6m x 0.18m)

SITTING ROOM

10' 0" x 9' 8" (3.05m x 2.95m)

UTILITY ROOM

10' 8" x 8' 2" (3.25m x 2.49m)

GARAGE

17' 3" x 9' 0" (5.26m x 2.74m)

BEDROOM 1

11' 9" x 11' 7" (3.58m x 3.53m)

BEDROOM 2

19' 6" x 9' 6" (5.94m x 2.9m)

BEDROOM 3

11' 0" x 8' 4" (3.35m x 2.54m)

BEDROOM 4

12' 8" x 7' 1" (3.86m x 2.16m)

EN SUITE

7' 6" x 7' 5" (2.29m x 2.26m)

BATHROOM

8' 0" x 7' 6" (2.44m x 2.29m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.