



37 Oak Tree Rise, Malpas, SY14 7FA

Helping *you* move



**37 Oak Tree Rise, Malpas, SY14 7FA**

**Offers in the region of £380,000**



Located within walking distance of Malpas village and close to local amenities, this spacious and modern four-bedroom detached home, offered with no upward chain, features a lounge, an open-plan kitchen/diner with sunroom, utility and WC, two en-suite bedrooms, a family bathroom, an easy-to-maintain garden with patio, single garage, off-road parking, and views over an open field to the front.

- Detached four bedroom house
- Offered with no upward chain
- Walking distance to the town centre
- Open Plan Kitchen/Diner
- Bright sunroom with garden access

- Generous lounge
- Two bedrooms with ensembles
- Easy to maintain rear garden
- Off road parking and a single garage
- EPC B, Council tax band E



Situated within walking distance of the charming village of Malpas and conveniently close to local amenities, this impressive four-bedroom detached home offers spacious and modern living throughout, making it ideal for families, and is offered with no upward chain. Upon entering the property, you are welcomed by a bright entrance hallway. To the right is a generously sized lounge, providing a comfortable space to relax. Continuing through, the home opens into a spacious open-plan kitchen/diner, featuring a contemporary design and a peninsula breakfast seating area, perfect for everyday living and entertaining. Leading off the kitchen is a practical utility room and a convenient downstairs WC. Patio doors from the kitchen lead into a stunning sunroom, complete with a large roof lantern allowing for an abundance of natural light, and further patio doors opening out onto the garden.





Upstairs, there are four well-proportioned bedrooms. Bedrooms one and two both benefit from built-in storage and modern en-suite shower rooms. Bedroom three is a spacious double, whilst bedroom four is a single, ideal for a home office or nursery. A family bathroom serves the remaining bedrooms.

Externally, the property boasts a well-presented, easy-to-maintain garden with a pleasant patio area, perfect for outdoor dining. There is also a single garage and off-road parking. To the front, the property enjoys attractive views overlooking an open field, adding to its peaceful setting.



Helping *you* move

## **LOCATION**

Situated on the fringe of Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 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, four 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 16 to 22 miles approximately.

## **TENURE**

We are advised that the property is currently Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 999 years from 1st January 2015 with 988 years remaining. Vacant possession upon completion. The Ground Rent is to be confirmed.

## **SERVICES**

We are advised that mains water, drainage, gas and electricity are available. 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.

## **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.

## **DIRECTIONS**

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village and continue on past the turning for Chester Road, take the next left into Hughes Lane, take the next right into Oak Tree Rise. The property is the last one on the left hand side.

## **LOCAL AUTHORITY**

Council tax band E. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

## **MANAGEMENT COMPANY**

We are advised that there is a management company to cover the upkeep of the communal areas including grass/hedge cutting and tree maintenance. We are advised that the charge for this is currently £286.36 per annum. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

## **VIEWING**

Please ring us on 01948 667 272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## **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.

WH40008 090626

**LOUNGE**

17' 2" x 11' 5" (5.23m x 3.48m)

**KITCHEN/DINER**

19' x 11' 5" (5.79m x 3.48m)

**SUN ROOM**

11' 2" x 10' 6" (3.4m x 3.2m)

**MASTER BEDROOM**

11' 6" x 9' 9" (3.51m x 2.97m)

**ENSUITE**

4' 9" x 4' 8" (1.45m x 1.42m)

**BEDROOM TWO**

11' x 8' 5" (3.35m x 2.57m)

**ENSUITE**

5' 3" x 4' 8" (1.6m x 1.42m)

**BEDROOM THREE**

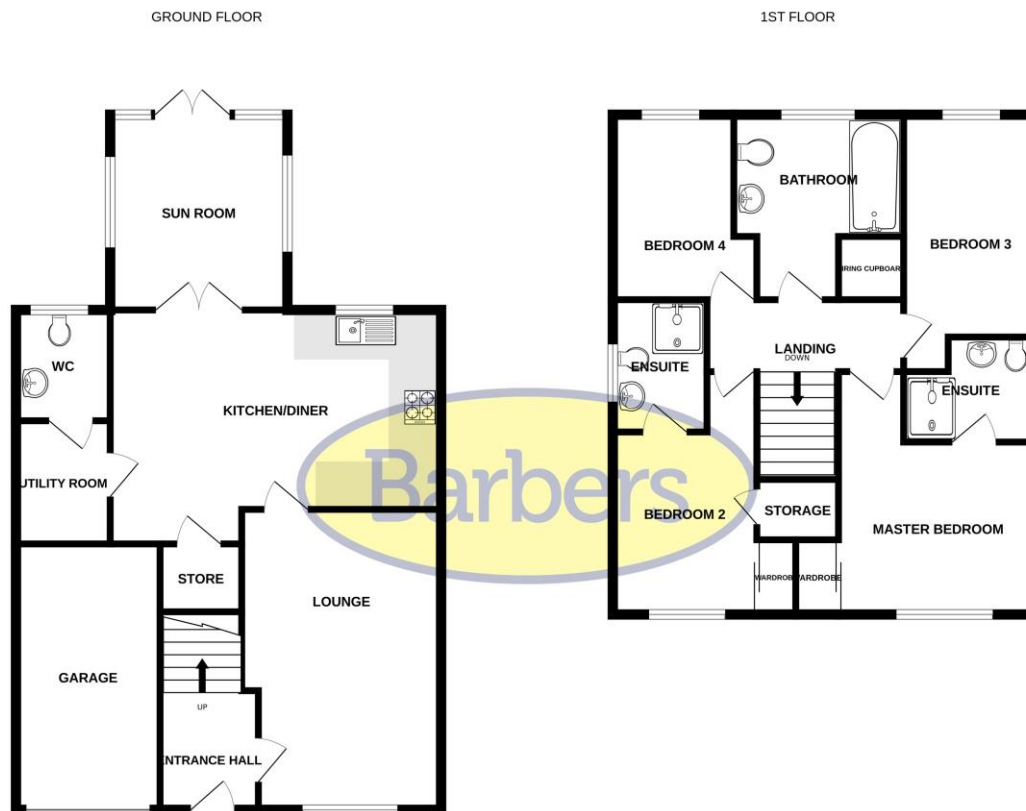
11' 9" x 7' 7" (3.58m x 2.31m)

**BEDROOM FOUR**

8' 2" x 7' 9" (2.49m x 2.36m)

**BATHROOM**

6' 9" x 5' 5" (2.06m x 1.65m)



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.  
Made with Metropix ©2026

**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 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.



**WHITCHURCH**  
 34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272  
 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON  
 NEWPORT  
 SHREWSBURY  
 WELLINGTON/TELFORD  
 WHITCHURCH**