



CHESHIRE  
LAMONT

The Paddock Tarporley

# 19 The Paddock

Tarporley. CW6 0BT

This well-proportioned extended family home has been finished to a particularly high specification and extends to just under 2100sq ft. The property benefits from a generous corner plot and is situated within walking distance of the schools and facilities within Tarporley Village.

- Significantly extended four-bedroom family home.
- Two generous Reception Rooms, 8.2m open plan Kitchen Dining room, Study, Utility, Cloakroom| Four double bedrooms, Three bath/ shower rooms.
- Holding a secluded corner plot position, low maintenance garden with robot Lawnmower included.
- Ample parking provision, and Garage
- Quiet cul-de-sac position within walking distance of the schools and facilities within Tarporley village.
- Sound System, Nest control central heating, Alarm System, EV Charger

## 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 solid timber front door opens to the **Entrance Hall**. This is finished with a timber effect *Karndean* floor which continues seamlessly into the spacious and versatile open plan **Living Room/Dining Hall 5.7m x 3.4m** this versatile reception has a picture window overlooking the front and the staircase rising to the first floor. The entrance hall has a built-in shelved **Storage/Shoe Cupboard** and **Cloakroom** off fitted with a low-level WC and wash hand basin as well as a communicating door to the **Integral Garage** which the current vendors utilise as a home gym. To the rear of the property, there is a **Study** large **8.2 m Open Plan Kitchen/ Dining Room** which benefits from a surround sound system as does the delightful **Living Room** extension beyond.



The **Kitchen** is extensively fitted with shaker style cupboards complimented with granite work surfaces a sink unit is fitted with a *Quooker* boil tap, there is an induction hob with extractor above. Integrated appliances include a double oven, microwave, dishwasher, fridge freezer, and wine fridge. A *Karndean* tile effect floor runs seamlessly through into the **Dining Area** which comfortably accommodates a six/eight-person dining table and benefits from additional fitted cupboards and bi-folding doors opening onto a patio and the rear garden. Off the kitchen there is a **Utility Room** and **Rear Porch** which in turn gives access to the **Study**.

The **Utility Room** is fitted with additional wall and floor cupboards, sink unit and provides space beneath the worksurface for a washing machine and tumble dryer. The **Rear Porch** gives access to the garden and **Study 2.2m x 2.1m** which overlooks the rear garden. The large well-proportioned **Living Room extension 6.2m x 5.3m** is a particularly attractive **Reception Room** and benefits from a 3m ceiling height and bifold doors opening onto the gardens.

### First Floor Accommodation

To the first floor, there are **Four Double Bedrooms** and **Three Bath/Shower Rooms (Two En-suite)**. **Bedroom one 4.3m x 4.7m** overlooks the rear garden and benefits from built-in wardrobes and a contemporary wash handbasin set upon a fitted cupboard. The **En-suite Shower Room** includes a shower area with wet room style mosaic self-draining tiled floor and a low-level WC.

**Bedroom two 4.5m x 2.7m** includes a further **En-suite Shower Room** with wash handbasin and low-level WC. **Bedroom three 3.7 x 3.5 m** benefits from built-in wardrobes and overlooks the rear garden. **Bedroom Four 3.4m x 2.8m** overlooks the front and is situated adjacent to the large **Family Bathroom 2.8m x 2.4m** this is fitted with a large double ended spa bath with shower attachment and wall mounted television above, there is a pedestal wash hand basin, low level WC and heated towel rail.

### Externally

The property benefits from being on a **Corner Plot**. Granite setts lead onto a gravelled driveway this provides parking for a number of cars along with giving access to the **Garage 4.7m x 2.7m** (which the current vendors utilise as a storeroom/home gym) The enclosed and secluded rear garden has been designed for low maintenance purposes by the current vendors who have a robot lawnmower (included within the sale) along with a large L shaped Indian stone patio ideal for alfresco entertaining. There is plumbing and electricity for a hot tub and electrics within the garden shed.

**Tenure:** Freehold

**Services.** Mains water, gas, electricity and drainage.

### Directions

**what3words – stylists.recording.nips**

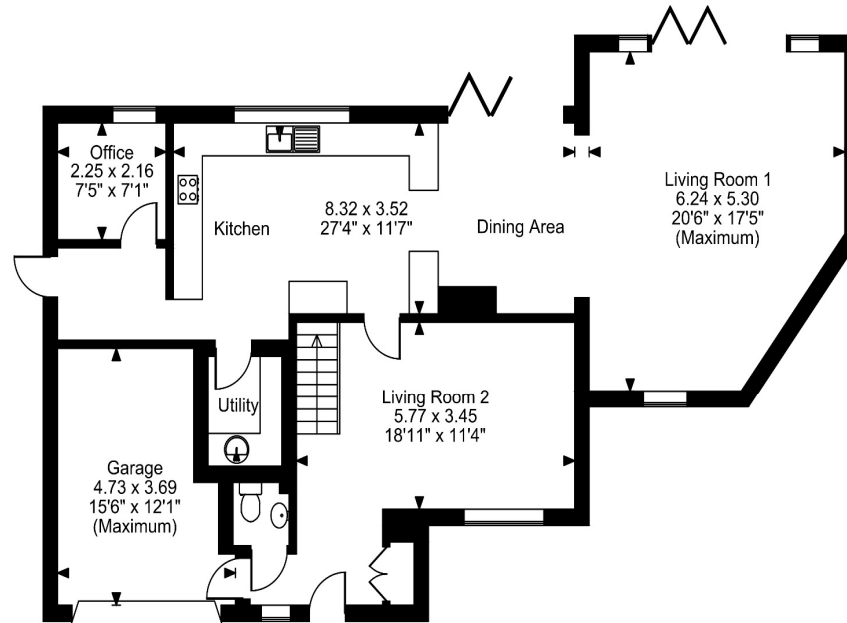
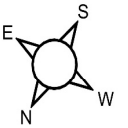
Proceed down Tarporley High Street to the petrol filling station on the left turning left immediately after onto Eaton Road branching right immediately after the park into Bowmere Road and then take the first turning right into the paddock and the property will be found on the left-hand side.

**Viewings.** Through Cheshire Lamont's Tarporley Office.

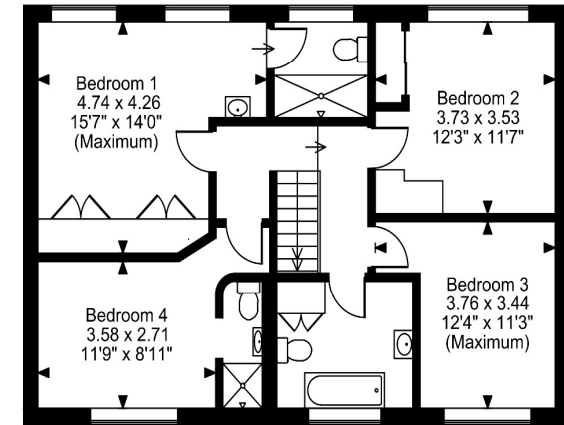




Approximate Gross Internal Area  
 Main House = 1927 Sq Ft/179 Sq M  
 Garage = 160 Sq Ft/15 Sq M  
 Total = 2087 Sq Ft/194 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8688089/PJA

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace  
 Tarporley  
 Cheshire CW6 0UW  
 Tel: 01829 730700

