



## Meadow View

Barretts Green, Calveley, Tarporley, CW6 9JZ

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CW6 9JZ

Guide Price - £350,000

Offered for sale with no onward chain, Meadow View is a spacious detached bungalow located in a highly sought after area of Cheshire, conveniently positioned for local amenities and excellent commuter links. The property benefits from easily maintained gardens, off road parking, and a detached single garage. Internally, the accommodation comprises an entrance porch and hallway, a comfortable living room, separate dining room and a fitted kitchen. An inner hallway leads to three well proportioned bedrooms and a family bathroom, with the principal bedroom enjoying the additional benefit of an ensuite shower room. Externally, the property offers driveway parking to the front with a low maintenance frontage, a detached garage and a private patio garden to the rear, ideal for outdoor seating and entertaining.

## LOCATION

Calveley is a highly regarded rural village in the heart of Cheshire, offering a perfect balance of countryside living and modern convenience. Surrounded by open farmland and scenic landscapes, the village enjoys a peaceful, community focused atmosphere while remaining exceptionally well connected. The village is well placed for access to the larger centres of Nantwich, Tarporley, Crewe and Chester, all of which provide a comprehensive range of shopping, leisure and educational facilities. Excellent road links are available via the A51, A49, and nearby M6 motorway, while Crewe railway station offers frequent mainline services, including direct routes to London Euston. Calveley is particularly popular with families and commuters alike, benefiting from highly regarded local schools and a wealth of nearby country walks and bridleways. The surrounding area offers a wide choice of country pubs, farm shops, and rural attractions, making Calveley an ideal location for those seeking a charming village lifestyle with strong transport connections.





#### **ACCOMMODATION**

Approached via pedestrian gateway which leads to the entrance porch and then through to the entrance hall.

#### **ENTRANCE HALL**

Leading off to the living room and dining room.

#### **LIVING ROOM**

A large living room having window to front and sliding patio door to rear garden, brick fireplace and two radiators.

#### **DINING ROOM**

Bay window to front, radiator, door to kitchen and door to the inner hallway.



### **KITCHEN**

Fitted with a range of wall, base and drawer units, single drainer sink unit, electric oven, electric hob, radiator, window to rear.

### **INNER HALLWAY**

Window to front, storage cupboard.

### **BEDROOM**

Window to front, built in wardrobe, radiator.

### **ENSUITE**

Shower cubicle.

### **BEDROOM**

Windows to side and rear, radiator.

### **BEDROOM**

Window to side, radiator.

### **BATHROOM**

Panel bath, W.C. and wash hand basin, radiator, tiled walls, window to rear.



## OUTSIDE

On approach there is off road parking which leads to a single garage.

## GARDEN

Easily maintained frontage and a patio garden to rear.

## SERVICES

Mains water and electric, oil central heating, septic tank drainage.

## COUNCIL TAX

E

## EPC

E

## DIRECTIONS

Sat Nav CW6 9JZ

What3words

///looked.carriage.branching

## APPROXIMATE DISTANCES

Chester Train Station - 11.6 miles

Crewe Train Station - 14.7 miles

Liverpool Airport - 26.9 miles

Manchester Airport 28.9 miles





### **AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.



### **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

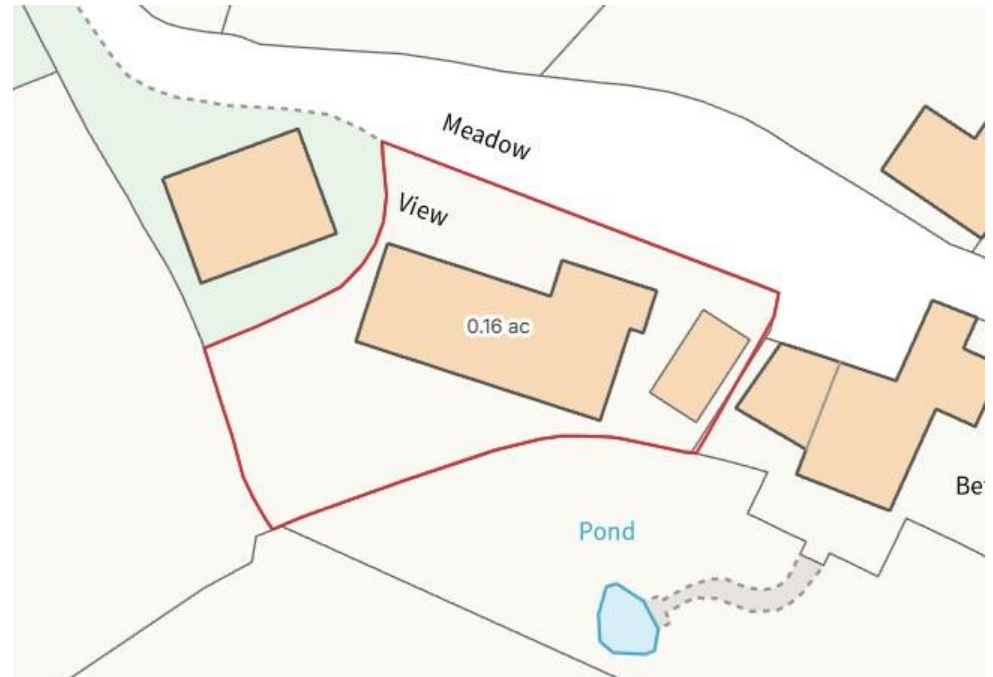
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

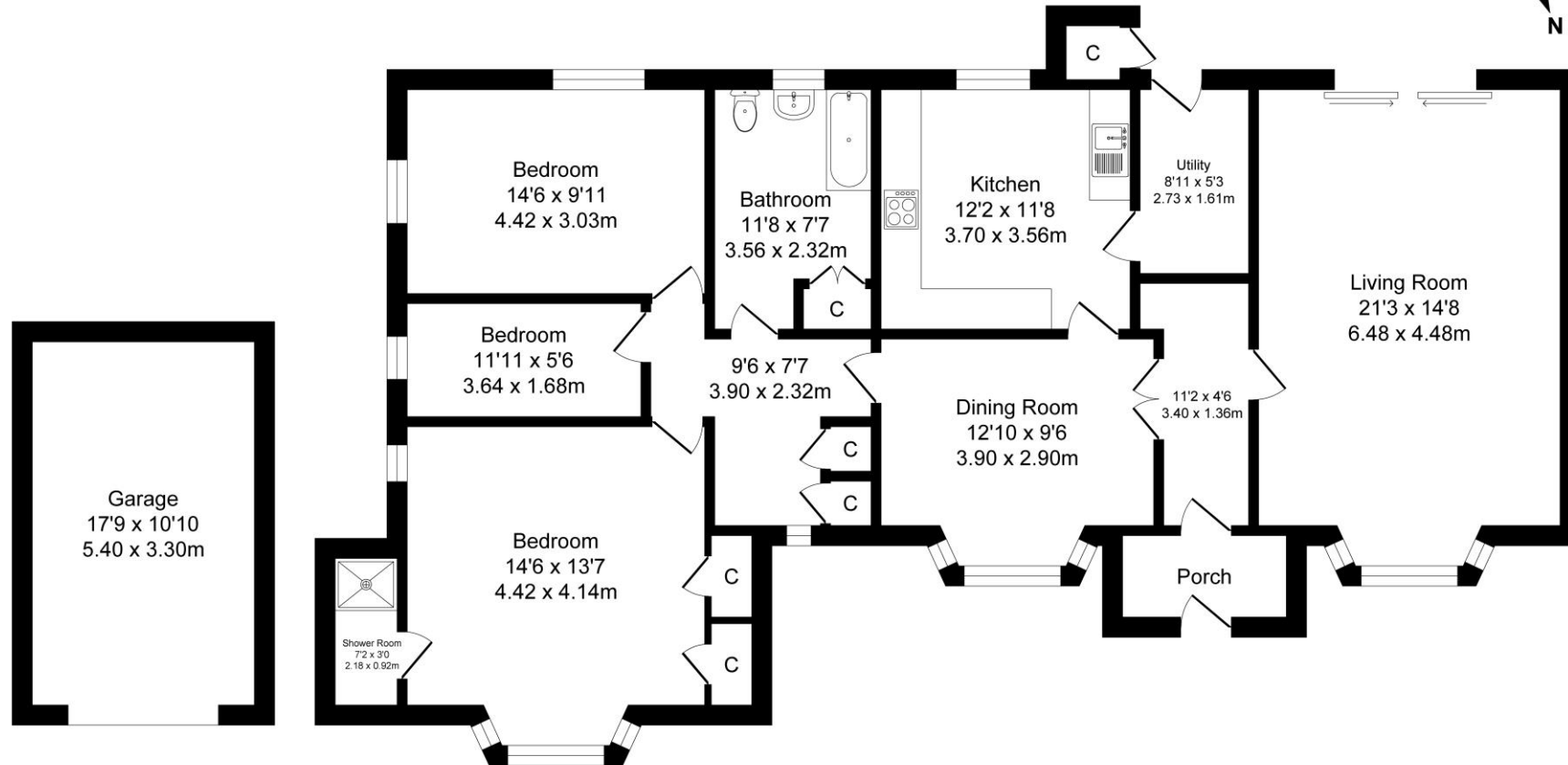
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# Meadow View

Total Approx. Floor Area 1639 Sq.ft. (152.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Garage

Approx. Floor Area 192 Sq.Ft (17.8 Sq.M.)

Approx. Floor Area 1447 Sq.Ft (134.4 Sq.M.)



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