



**GASCOIGNE  
HALMAN**

MARSH LANE, FRODSHAM, CTAX:E - A DETACHED FAMILY HOME  
IN A SECLUDED GATED SETTING, CLOSE TO THE TOWN CENTRE

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THE AREAS LEADING ESTATE AGENT





## MARSH LANE, FRODSHAM, CTAX:E - A DETACHED FAMILY HOME IN A SECLUDED GATED SETTING, CLOSE TO THE TOWN CENTRE

**OIRO £625,000**

**A substantial detached family home built in 2005 to an appealing design and quality specification, set in a secluded gated and walled courtyard position, adjacent to the centre of Frodsham.**

This is a striking house of individual quality, character and modern design. It provides spacious, elegant and impressive accommodation, extending to over 2100 square feet, (200 sq m), set in a fantastic private and secure position, adjacent to the centre of Frodsham.

Set behind electrically operated entrance gates, there is ample parking and a large double garage. The house is approached through a further gated entrance with a private front garden area and the eponymous oak tree.





## DESCRIPTION

Step inside the house and the spacious hall opens with a feature oak staircase that immediately captures attention and includes some clever storage below. Thereafter there are four versatile reception rooms, providing ample space for both formal entertaining and relaxed family living. The heart of the home is undoubtedly the smart open-plan kitchen/dining room that seamlessly connects to the family room. This is a space perfectly aligned to modern lifestyles. There is a utility room and cloakroom completing the ground floor.

Over the two upper floors are five generous bedrooms and three luxury bathrooms. The rooms can be easily configured to suit individual requirements such as home working or multi generational living.

Outside are low maintenance and private gardens with a deck seating area enjoying a sunny West facing aspect.

## LOCATION

The property is ideally situated for easy access to the centre of Frodsham. The historic wide Main Street being a few steps away with the street market held each Thursday and a monthly artisan producers market. There is a good range of shops, restaurants and bars within Frodsham. Castle Park is also nearby with the recently restored Victorian gardens and mansion house, play areas, tennis courts and bowling green. The road, rail and motorway networks allow access to the regions commercial centres.

## TENURE

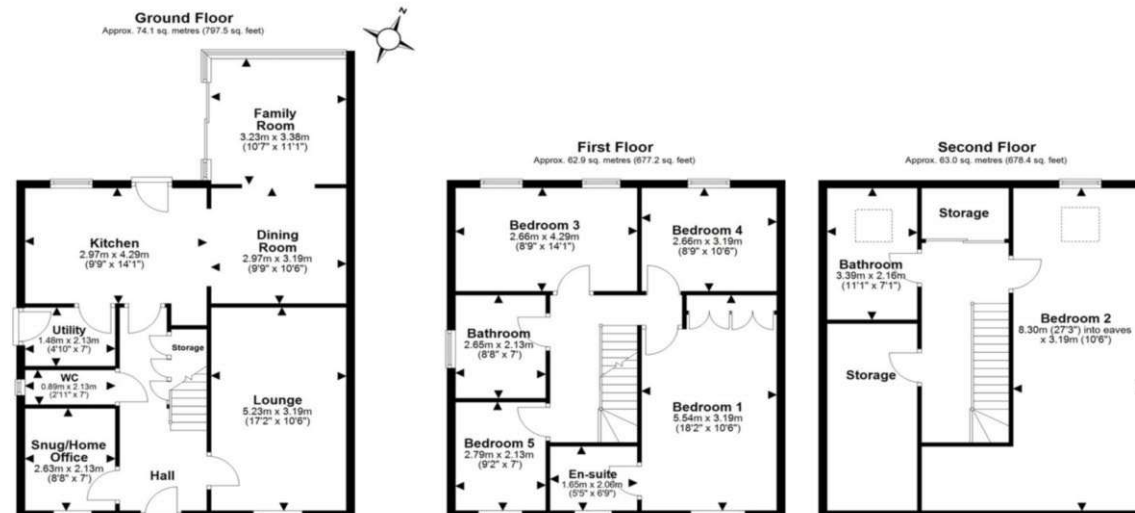
Freehold.

## COUNCIL TAX

Band E, Cheshire West & Chester.

## EPC RATING

Current C.



Total area: approx. 200.0 sq. metres (2153.0 sq. feet)

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## FRODSHAM OFFICE

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