



Helping *you* move



8 Broxton Hall Mews, Whitchurch Road, CH3 9JS

Asking price of

£179,900

Offered with no upward chain, this end-of-mews cottage provides an open-plan kitchen/living space, a spacious bedroom with a modern shower room, a private rear courtyard, off-road parking and convenient commuter links within the converted former stables of Broxton Hall.

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Overview

- Well presented end of mews cottage
- Pleasant courtyard setting
- Offered with no upward chain
- Modern open plan kitchen/living space
- One spacious bedroom with built in wardrobes
- Modern shower room
- Lovely private courtyard
- EPC D
- Council tax band B



Positioned within the converted former stables of Broxton Hall, this end-of-mews cottage offers a well-presented home in a pleasant courtyard setting. The accommodation begins with a well-designed kitchen/breakfast/living space, featuring a modern fitted kitchen and room for both dining and seating. Upstairs, the spacious bedroom includes practical built-in wardrobe storage and leads through to a modern shower room fitted with a large walk-in shower.

Outside, the property benefits from a private rear courtyard with a patio area ideal for seating and outdoor relaxation. To the front, there is off-road parking. Offered with no upward chain, this cottage combines a character setting, modern interior and convenient commuter links, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

Location:

Broxton is a small rural parish in West Cheshire, surrounded by open countryside and close to Bickerton, Tattenhall, Malpas and Whitchurch. It offers a quiet setting with good access to Chester, Wrexham and Nantwich, along with nearby walking routes such as the Sandstone Trail. Everyday amenities, schools and local services are available in the surrounding villages and in Whitchurch, making Broxton a peaceful yet well-connected place to live.



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 B. 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 a shared septic tank, we have been advised the current owner pays £15pcm for the maintenance. 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, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, continue along this road for approximately 8.5 miles. Then take a right turn into Broxton Hall Mews before the Egerton Arms.

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 D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

MANAGEMENT COMPANY

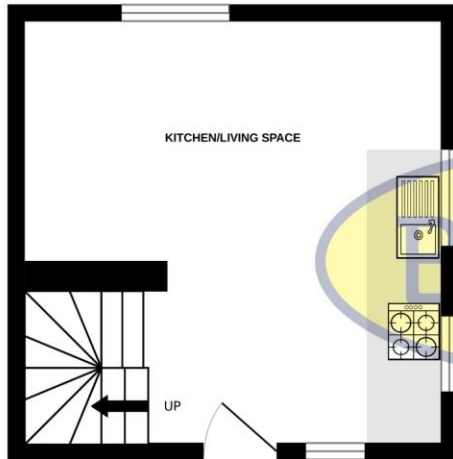
We are advised by the vendors that there is management company set up and the service charge is currently £180 per annum to cover upkeep of the communal areas. This will be confirmed by the solicitors during Pre-Contract enquiries.

AML REGULATIONS

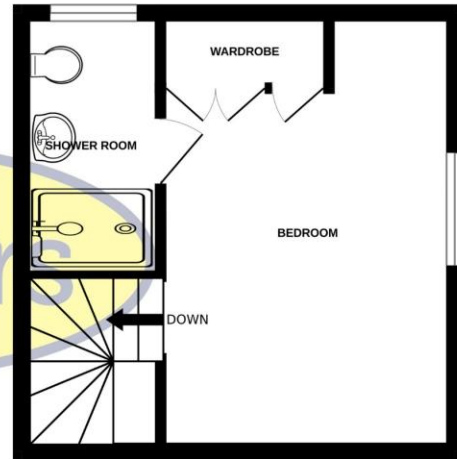
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had 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.

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GROUND FLOOR



1ST FLOOR



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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KITCHEN/LIVING AREA

15' x 14' 8" (4.57m x 4.47m)

BEDROOM

15' 4" x 9' 3" (4.67m x 2.82m)

SHOWER ROOM

9' 1" x 5' 5" (2.77m x 1.65m)

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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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.