



Darkie Meadow Bunbury.



8 Darkie Meadow

Bunbury CW6 9RB.

Centrally positioned within Bunbury Village, this extended 4-bedroom family home offers scope for a 5th bedroom extension (subject to consent from the relevant authorities). The property is particularly well presented and set within attractive landscaped gardens, benefitting from a corner plot position with a large garage- come- workshop.

- Centrally positioned within walking distance of the facilities of Bunbury Village.
- Reception Hall, Living Room, 8.2m Kitchen/Dining/Family Room, versatile formal Dining Room/Garden Room, Study, Utility, Cloakroom.
- 4 Bedrooms, 2 Bath/Shower Rooms.
- Scope to extend the first-floor accommodation to create a further double bedroom with ensuite.
- Corner plot position, attractive landscaped gardens. Large Garage come Workshop.

Location

The property is situated in the highly sought-after Bunbury village within walking distance of Bunbury Village amenities and facilities. There is a primary school in the village and leading secondary schools in the area together with established transport to independent schools both in Shropshire and Cheshire. Bunbury is a traditional village with a strong sense of community enjoyed by both adults and children. The area boasts sport and leisure activities for all, including cricket, hockey, tennis clubs and golf courses nearby. The immediate surrounding countryside offers attractive walks and outstanding views including access to the Sandstone Trail and Bickerton Hills.

Accommodation

A canopied storm porch sits above the front door; this opens to a welcoming **Reception Hall** finished with a *Karndean* timber effect floor with **Cloakroom** off and staircase rising to the first floor. The well-proportioned **Living Room 5m x 4.6m** has a large picture window overlooking the front garden and central fireplace fitted with an electric fire for aesthetic purposes. To the rear of the property there is a stunning open plan **Kitchen/Dining/Family Room 8.2m x 3.3m** with versatile formal **Dining Room/Garden Room** off which in turn gives access to a large **Study/Playroom**.

The **Kitchen** is extensively fitted with wall and floor cupboards complimented with Corian work surfaces which extend over the peninsula unit to create a three-person breakfast bar. Appliances include a four-ring induction hob with extractor above, double oven, warming drawer, larder fridge, and slimline dishwasher.



A *Karndean* tile effect floor runs throughout and continues within the **Dining/Family Area** this has glazed double doors opening onto the garden. A further set of oak framed glazed double doors lead into the versatile **Dining/Family Room extension 4.6m x 3.6m** this has a feature **2.2m x 2m picture window** overlooking the garden. The **Study 3.6m x 3.2m** overlooks the front garden.

There is also a **Utility Room 2.4m x 2.6m** to the ground floor. This benefits from a large under-stairs **Storage/Housekeeper's cupboard**, sink unit set beneath a Corian work surface, integrated freezer and washing machine.

First Floor Accommodation

To the first floor, there are **four Bedrooms and two Bath/Shower Rooms** with scope to potentially create an additional bedroom and bathroom within the roof space of the ground floor extension subject to reconfiguration of Bedroom Two and the appropriate consents. **Bedroom One 4.6m x 4.4m**, benefits from an air-conditioning unit, fitted wardrobes and spacious **Ensuite Shower Room 3.1m x 2m**. **Bedroom Two 4.4m x 3.1m** is a further large double bedroom benefiting from fitted wardrobes and overlooks the rear garden. **Bedroom Three 3.6m x 3m** and **Bedroom Four 2.9m x 2.1m** also overlook the rear garden and Bedroom Three has the added benefit of fitted wardrobes. The **Bathroom** is fitted with a panel bath with shower facility above, pedestal wash handbasin, low level WC and heated towel rail.

Externally

A driveway laid to briquette setts and provides parking to the front of a **large, detached Garage/Workshop** with additional parking available to the side of the garage. The property is situated on a corner plot and benefits from a large lawned garden area at the front, access can be taken along either side of the property to the rear garden. The gardens have been both well maintained and landscaped, the side garden to the east includes a large, sheltered patio area with shaped lawn and stocked rockery border beyond. The patio extends into the attractive rear garden creating a **Sitting/Entertaining area** overlooking a shaped lawn with mature well stocked borders beyond. A break within a Yew hedge leads to steps giving access to a lower garden area, this includes a suntrap patio area ideal for alfresco entertaining with a further lawned garden beyond with ornamental pond. There is also a vegetable garden area which includes a greenhouse and raised beds.

Tenure: Freehold

Services: Mains water, electricity, and drainage. Oil fired central heating.

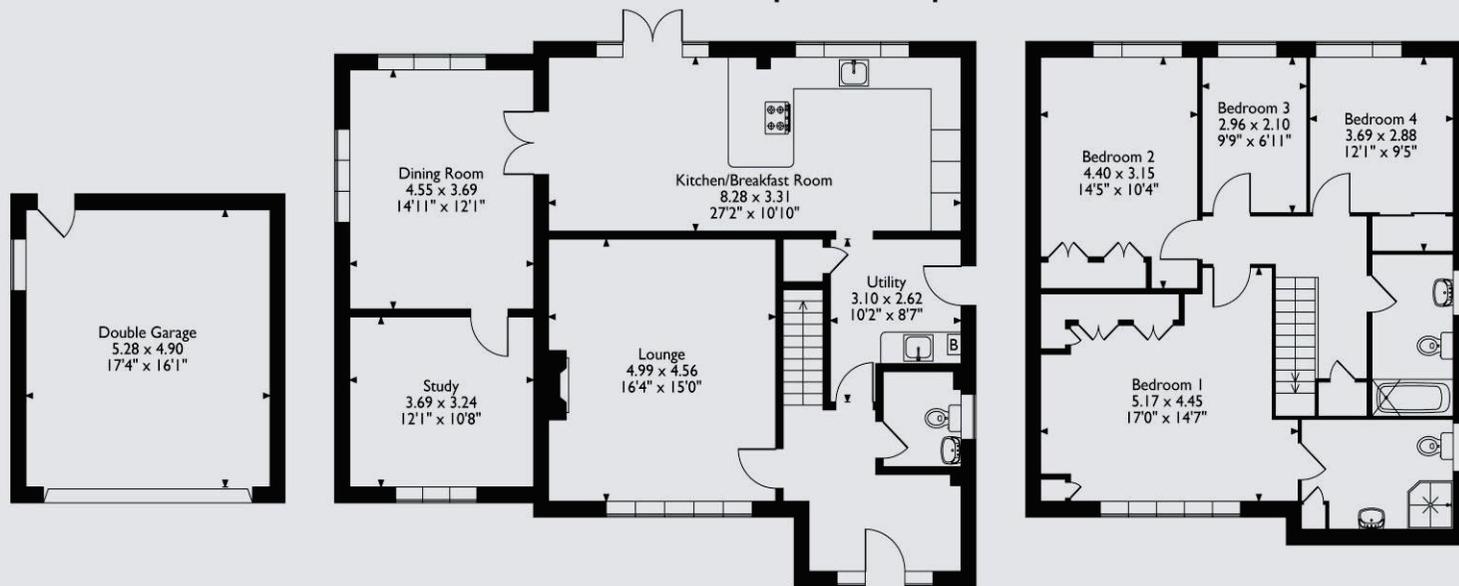
Directions

What3words jazz.gentle.clattered Upon entering Bunbury along School Lane pass the primary school on the right-hand side, proceed to the centre of the Village turning R at the T junction, continue past the coffee shop on the L hand side taking the next turning R into Darkie Meadow – the property is situated on the right-hand side after a short distance.





Approximate Gross Internal Area
 Main House = 1916 sqft/178 sqm
 Double Garage = 280 sqft/26 sqm
 Total = 2196 sqft/204 sqm



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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