



Church Lane, Hargrave, Chester

**CHESHIRE
LAMONT**

Nimrod

Church Lane, Hargrave
Chester, CH3 7RN

Offering attractive views to the Bickerton and Peckforton Hills, this extended detached 4 bedroomed bungalow benefits from a generous garden plot. The property is convenient for the villages of Tattenhall, Tarporley, Waverton and Chester City Centre

- Stunning south facing views to the rear
- Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Utility
- 4 Bedrooms, 2 Bath/Shower Rooms
- Generous garden plot to both front and rear, large Detached Garage
- Waverton 3 miles. Tattenhall 3.5 miles. Tarporley 5.5 miles. Chester city Centre 6 miles.

Accommodation

A part glazed panel front door opens to the Reception Hall with both the **Kitchen and Living Room** off. The well-proportioned **Living Room** 5.4m x 4.2m deepening to 4.8m within a 3.5m wide feature box bay window offers stunning views over the garden and fields beyond to the Bickerton Hills in the distance. There is an open fire grate and arched double doors giving access to the extended 5.7m x 4.2m **Dining Room** which comfortably accommodate a 10/12-person dining table and has communicating doors with both the **Kitchen** and **Conservatory**. The **Conservatory** 5m x 3m offers attractive views over the gardens and fields beyond and has a set of part glazed double doors opening onto a paved **Patio/Entertaining Area**.

The **Kitchen** 3.2m x 2.9m overlooks the front garden and is fitted with wall and floor cupboards. There is a freestanding cooker with ceramic hob included within the sale. A tiled floor continues through into the **Utility Room** which is where the current vendors have a freestanding fridge and freezer, a wall mounted Belfast style ceramic sink unit, and plumbing for a washing machine. Beyond the **Utility Room** there is a **Cloakroom** fitted with a low-level WC and wash handbasin. The **Inner Hallway** gives access to **Four Bedrooms** and a **Family Bathroom**. **Bedroom One** 4.2m x 2.7m overlooks the rear garden and benefits from built-in wardrobes and an **Ensuite Shower Room**. **Bedroom Two** 4.2m x 2.8m also overlooking the rear garden and benefits from both fitted and built-in wardrobes. **Bedroom Three** 2.8m x 2.1m and **Bedroom Four**



2.9m x 1.8m both overlook the front garden and have either built-in or fitted wardrobes. **The Family Bathroom** is fitted with a panelled bath, pedestal wash handbasin, low level WC and heated towel rail.

Externally

A five-bar gate opens on a gravelled driveway which provides parking to the front of the **Large Detached Garage 5.4m x 5.4m**. The gardens have been particularly well maintained and include a lawned area to the front, edged with stocked borders with a further well stocked border situated to the left of the drive. India pathways give access down either side of the property to the enclosed **South Facing Rear Garden** which includes a **Large Patio Entertaining Area** with formal lawned gardens beyond, edged with stocked borders. A pathway runs down to the bottom of the garden where views can be enjoyed towards Beeston, Bickerton and Peckforton Castle.

Tenure

Freehold

Services

Mains Water, Electricity, Oil Fire Central Heating, Septic Tank Drainage.

Directions

What three words: bulky.straw.unless

From Tarporley, travel down the High Street turning right immediately after the petrol filling station into Birch Heath Road. Follow this road to the T junction turning right for Huxley upon reaching Huxley turn left towards Waverton and Tattenhall. At the next T junction turn right and then take the next turning right for Hargrave. Upon entering the Village, the property will be found just after the Church on the left-hand side.

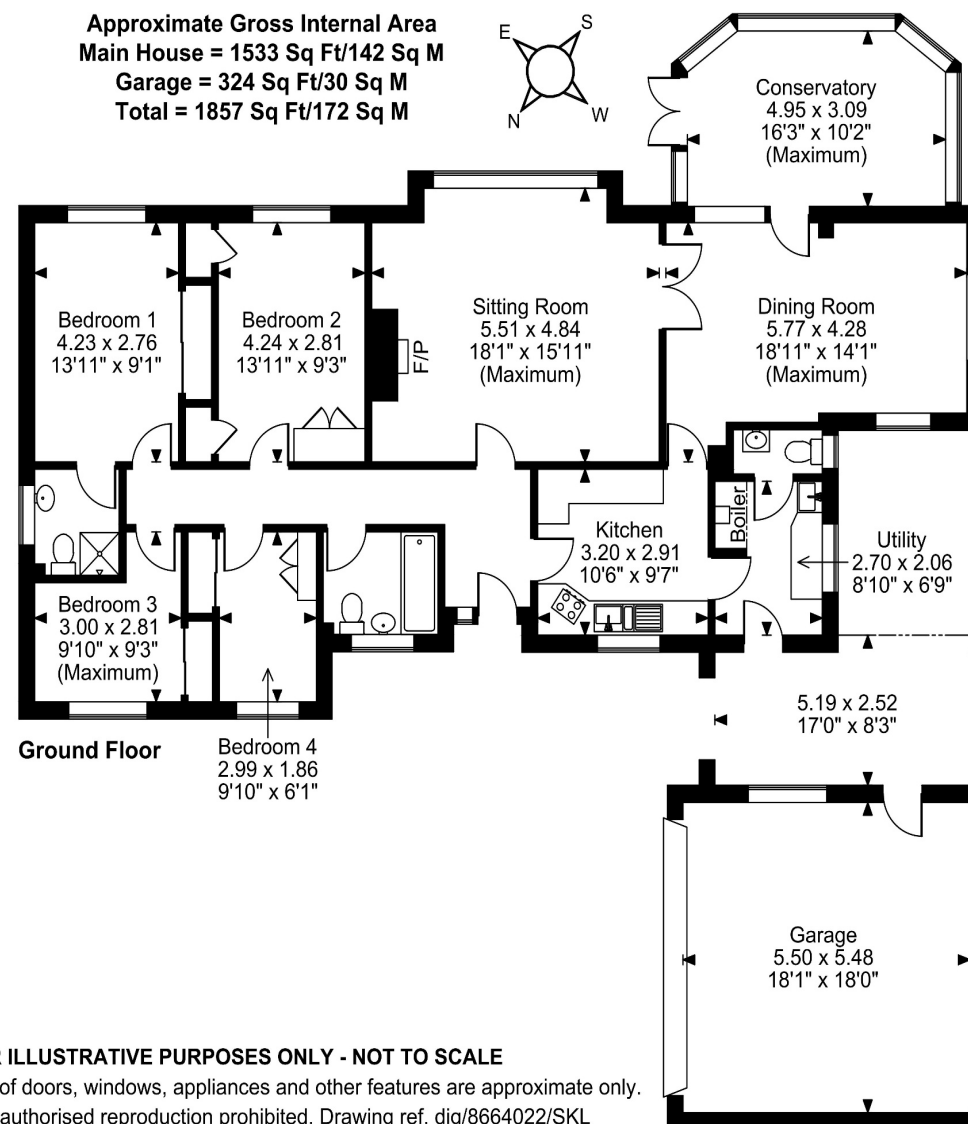
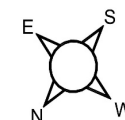
Viewing

By appointment through Cheshire Lamont's Tarporley office.





Approximate Gross Internal Area
Main House = 1533 Sq Ft/142 Sq M
Garage = 324 Sq Ft/30 Sq M
Total = 1857 Sq Ft/172 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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