HINCHLIFFE
HOLMES



7 SANDFORD DRIVE



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Tarvin | CH3 8DP

Situated in a sought-after village location within walking distance to amenities and positioned on a quiet executive development overlooking the green, an immaculately presented and upgraded detached family home with superb flexible accommodation throughout. Beautifully landscaped south-facing private gardens, driveway providing off-road parking for several vehicles and detached double garage.

Tarvin is an increasingly popular village and is located 6 miles from Chester and 5 miles from Tarporley. In recent times the village has been the subject of an impressive scheme of improvement and boasts an excellent range of day-to-day amenities including Co-op store, two churches, newsagents, four public houses/restaurants and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.

For further amenities close by the award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, hairdressers, chemist, hospital, petrol station, and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village.

Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway, and railway networks, which give access to the north and south of the UK.

GROUND FLOOR

Entrance Hall | Lounge | Dining Kitchen | Study | WC

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two | Bedroom Three
Bedroom Four | Bathroom

OUTSIDE

Parking | Garage | Gardens

HINCHLIFFE
HOLMES








Stiltz



























































TENURE
Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)
We believe that mains water, electricity, gas central heating and drainage are connected.

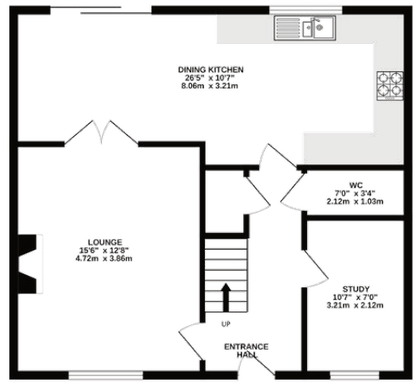
LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band F.

POSSESSION
Vacant possession upon completion.

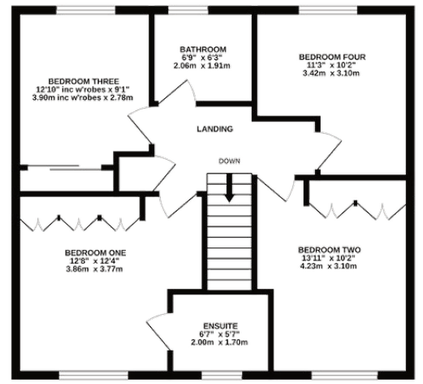
VIEWING
Viewing strictly by appointment through the Agents.

AML (ANTI-MONEY LAUNDERING)
As an estate agency we are required by law and enforced by HMRC to undertake anti-money laundering checks on all those selling, buying, or letting a property.
Whilst we retain responsibility for ensuring required checks are carried out correctly, we also use a third-party company (Credit Safe/Credas), who will send a link to you to action once you have agreed to instruct us in your sale, letting or had an offer accepted on a property you wish to buy.
The cost of these checks is £30 plus VAT (£36 including VAT) per person, which covers the cost of obtaining relevant data and any manual checks which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor/landlord) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable. The same check and associated cost is also undertaken on all landlords.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
(iv)Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

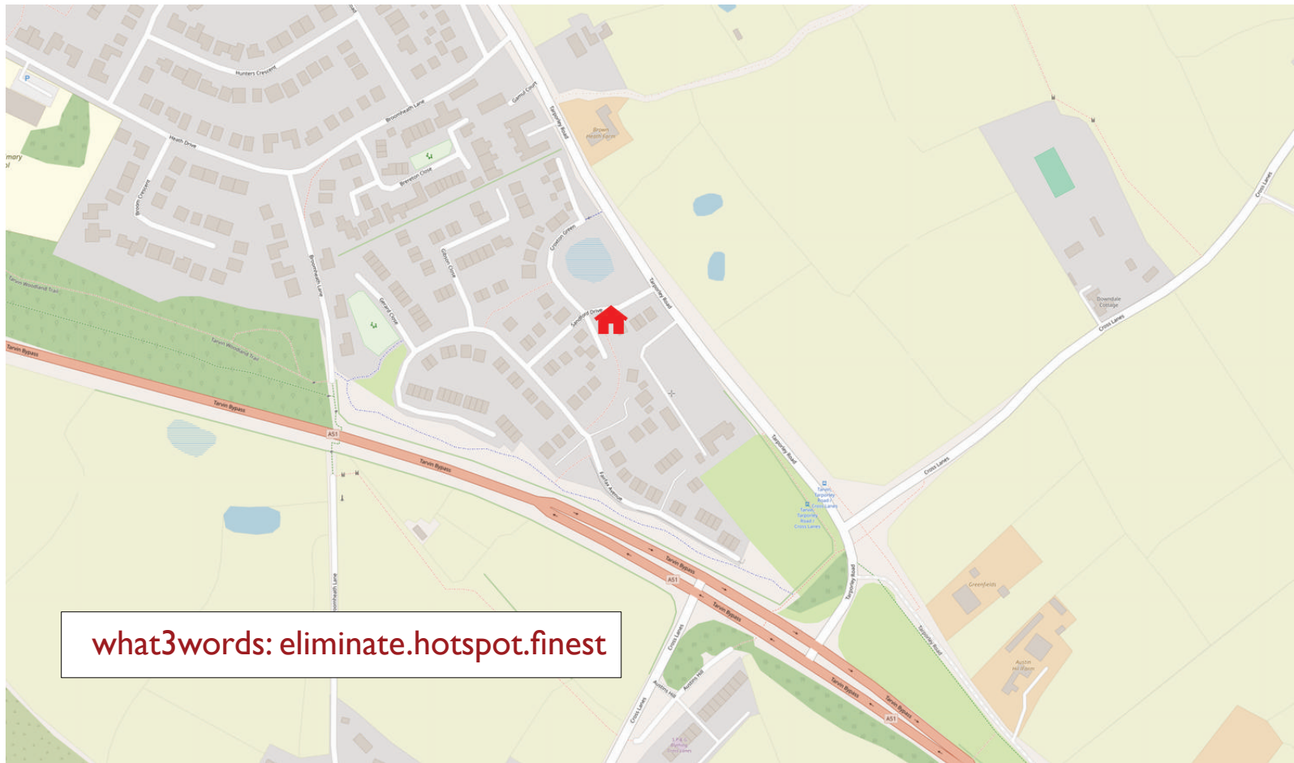


1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.

TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.



291 sq.ft. (27.0 sq.m.) approx.



HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley, Northwich and Winsford.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marking ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.
Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than **40,000** viewings arranged

£700 MILLION worth of property sold

on average **98.6%** of asking price achieved

OVER **8,500** OFFERS



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | EXCLUSIVE LISTINGS
LAND & NEW HOMES | PROPERTY MANAGEMENT

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