



FOR SALE

Fixed Asking Price £500,000

Rowan House School Lane, Marbury, Cheshire, SY13 4LH

Rowan House is a wonderful family home in the popular village of Marbury. This well presented and spacious property comprises a reception hall, living room dining room, family room / study and a conservatory. There is a fully fitted breakfast kitchen, utility and cloaks with W.C. To the first floor are four double bedrooms and two bathrooms. There are beautifully landscaped gardens to the rear with circular patio, artificial lawns and well stocked flower borders.





- **Spacious Detached Family Home**
- **Located in Sought After Village**
- **Wonderful Views Over Open Countryside**
- **Bright Sun Room**
- **Driveway Parking and Garage**
- **Beautifully Landscaped Gardens**

## LOCATION

Rowan House is situated in the picturesque village of Marbury in the South Cheshire countryside. The village has a beautiful church, mere with countryside walks and an excellent village pub and restaurant. There is a thriving village hall and local community with various community events including Marbury Merry Days. There is also a children's play park within the village. Whitchurch is located about 4 miles from the property where there are a comprehensive range of local services, local shopping, supermarkets and leisure services. There is also a railway station which is on the Manchester to Cardiff line.

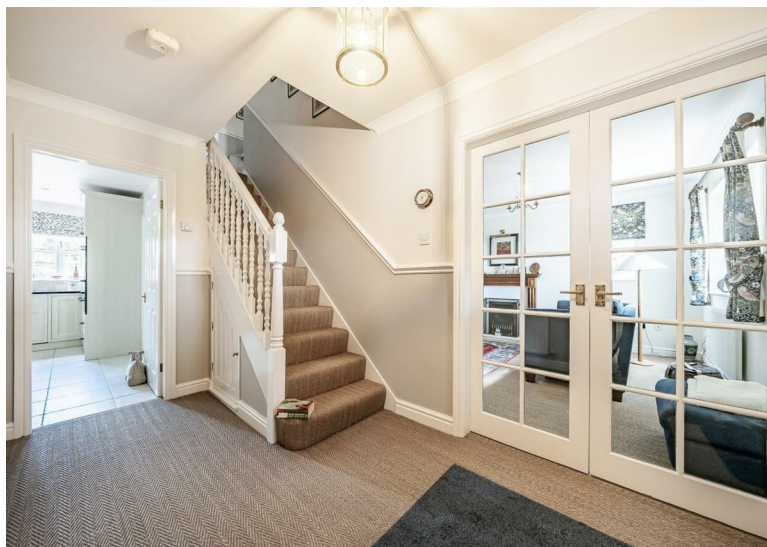
The village of Wrenbury is also close by which also has a railway station, village shop, school and doctors surgery.

## BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Rowan House by private treaty.

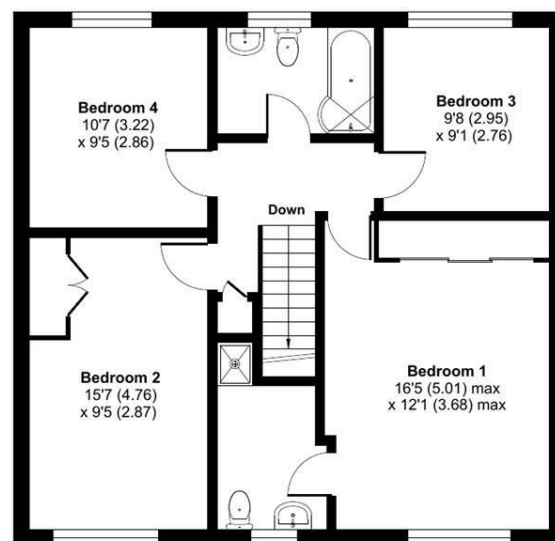
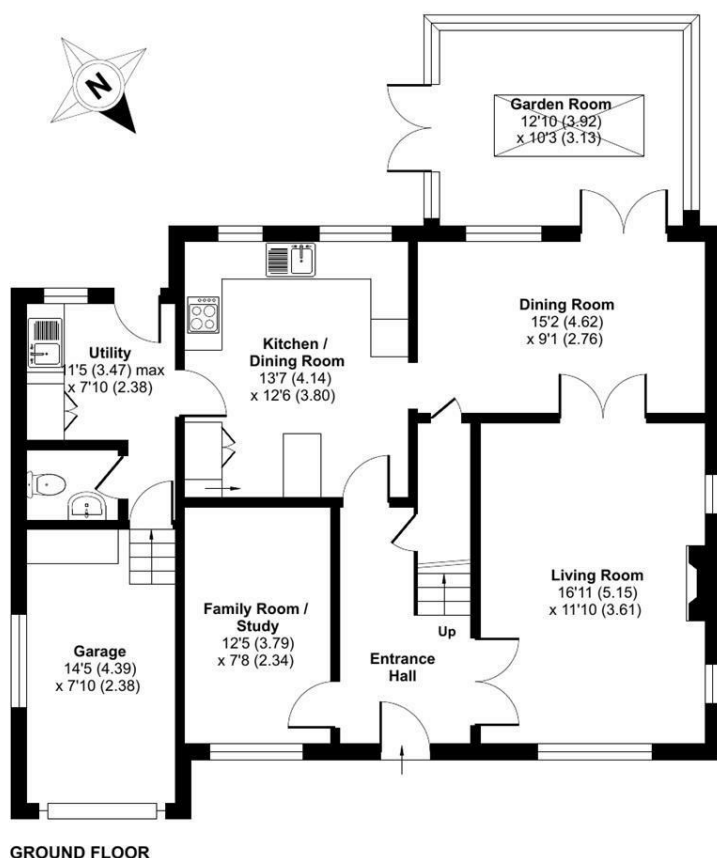
There are steps from the drive to a canopied timber frame porch and door into the spacious reception hall with a fitted book shelf. There are double doors that lead into the living room with its feature fire place and windows either side. There is a picture window to the front with a pleasant outlook over the front garden and fields. Off the living room is a spacious dining room with with feature wood flooring, window and doors into the wonderful conservatory with windows and door overlooking the recently landscaped gardens. The property has a family room / office off the hall, spacious breakfast kitchen with a wide range of base and wall mounted units, granite work tops, inset drainer sink unit and integrated dishwasher. There is a ceramic hob, double oven and space for full height fridge and freezer. Off the kitchen is the utility room with base unit, work top surface and plumbed in washing machine. There is a window and door to the rear garden, tiled floor and cupboard housing the oil fired boiler. From the utility is a door to a cloakroom with W.C and wash hand basin and a door and steps down into the integral garage.

The stairs ascend from the reception hall to a landing where there is a door that opens to a linen store. The master bedroom is to the front and has wonderful views over the adjoining countryside. The master bedroom has a range of fitted wardrobes and a spacious en-suite with shower, low flush W.C and wash hand basin. The second has wonderful countryside views and a fitted double wardrobe. There are two further double bedrooms and a family bathroom with "p" shaped panelled bath with shower over, wash hand basin and W.C. The property has double glazed windows and oil fired central heating.



Approximate Area = 1685 sq ft / 156.5 sq m  
 Garage = 112 sq ft / 10.4 sq m  
 Total = 1797 sq ft / 166.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2025. Produced for Halls. REF: 1348715

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



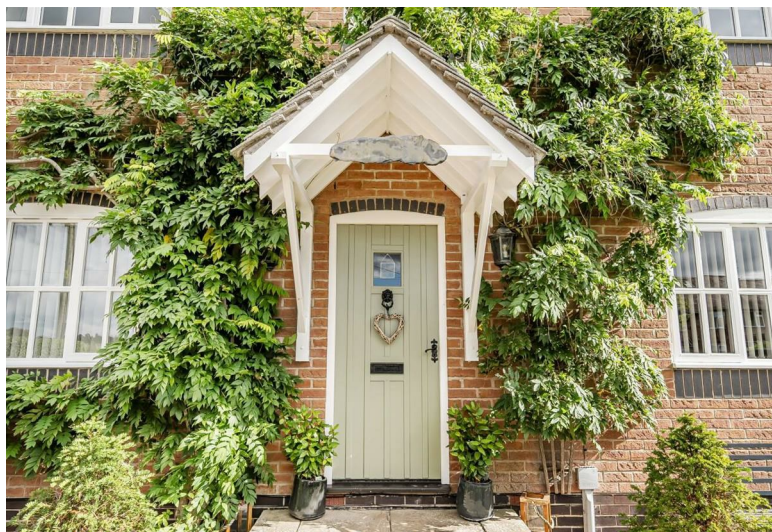
4 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



### OUTSIDE & GARDENS

The property is accessed from School Lane to a gravelled drive suitable for at least 2 cars. The drive continues to the garage. There is a lawn to the front, flower borders with plants trees and shrubs. To the front elevation of the house is a mature white Wisteria. There is access down either side to the recently landscaped gardens. The rear gardens comprises of decked area off the conservatory, circular paved patio area, high quality artificial lawn and mature flower borders with a wide variety of plants trees and shrubs.

### DIRECTIONS

From Whitchurch drive out on Alport Road heading towards Marbury & Wrenbury. Continue along the road for about 3 miles and as you enter the village follow the road around to the left passing The Swan Inn. After the Swan turn right into School Lane and the property is located on the right hand side 50 metres after the village hall.

### WHAT 3 WORDS

///signal.bind.forwarded

### SCHOOLING

There is a local junior school in Wrenbury 3 miles away and there are secondary schools in Whitchurch, Malpas or Nantwich. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1678 010925

### COUNCIL TAX - CHESHIRE EAST

The property is in Band F on the Cheshire East Council Register.

### SERVICES

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

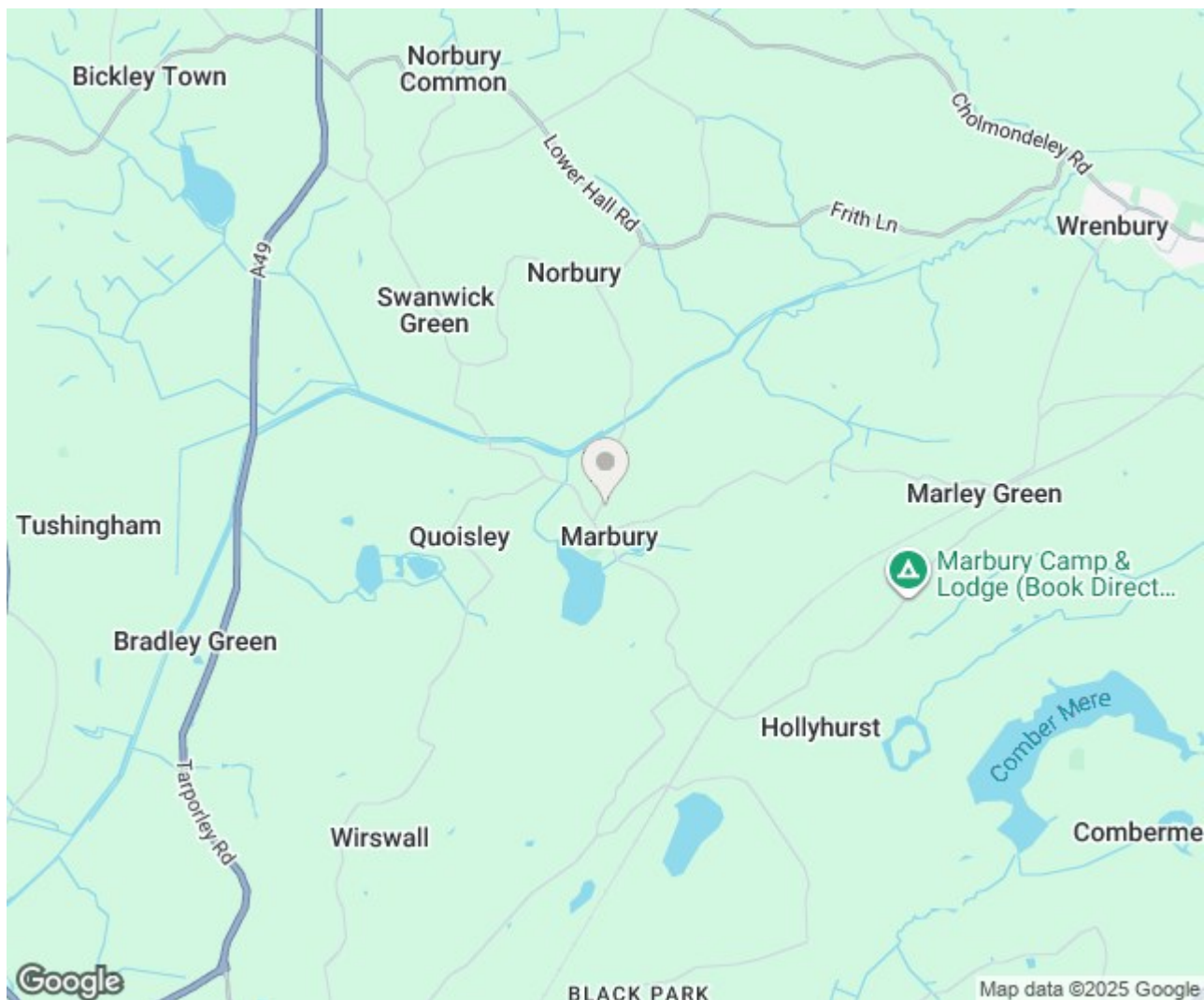
### TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



# FOR SALE

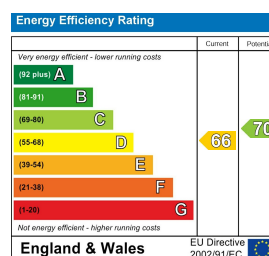
Rowan House School Lane, Marbury, Cheshire, SY13 4LH



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01948 663230

**Whitchurch Sales**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: [whitchurch@halls.gb.com](mailto:whitchurch@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.