



**CHESHIRE
LAMONT**

Nantwich Road, Broxton

Park View Cottage,

Nantwich Road, Broxton,
CH3 9JH

This detached five bedroom family home provides well proportioned living accommodation including a 9m open plan Kitchen/Breakfast Room. The property is situated with appropriately sized gardens with two vehicular entrances and a detached garage.

- Spacious Five Bedroom Family Home
- Lounge, Open Plan Kitchen/Breakfast Room, Dining Room
- Detached Garage
- Tattenhall 3.5 miles; Malpas 5.5 miles
- No chain

Location

Park View Cottage is positioned in the rural hamlet of Broxton. The nearby village of Tattenhall offers local amenities including a primary school, tennis courts, golf courses and restaurants. The surrounding countryside is noted for its rural beauty, some of the most picturesque scenery in the area together with close access to nearby Beeston and Peckforton Castles as well as the 'Sandstone Trail'. The location is convenient for daily travel to neighbouring industry and commercial centres and there are also a number of well renowned private schools in the area as well as being in catchment for Bishop Heber High School in Malpas. Crewe railway station is within 25 minutes' drive and offers superb regular direct services to London that are ideal for the business and leisure traveller. Manchester and Liverpool Airports can both be reached within approximately 45 minutes' drive.

Accommodation

A large well-proportioned **Living Room 6.4m x 3.5m** is fitted with a log burning stove and overlooks the gardens via two sets of glazed double doors both of which open onto patio entertaining areas. Adjacent to the Living Room, there is a **Dining Room 3.7m x 3.7m**, this comfortably accommodates an eight person everyday dining table and is finished with a wood block floor with the light and airy **open plan Kitchen/Breakfast Room 5.1m x 4.8m** beyond which benefits from two large rooflights within the extension. The Kitchen is extensively fitted with cupboards and a large 2.8m centre island which provides a five-person breakfast bar. There is a Stoves range cooker with five burner gas hob (LPG) and double oven along with plumbing for a dishwasher. An external door gives access to the rear courtyard



and gardens, within the courtyard adjacent to the back door there is a lean-to brick outhouse which is utilised as a **Utility Room** providing plumbing for a washing machine and space for a condenser dryer, there is also Belfast style ceramic sink unit and low level WC.

Off the Dining Room, there is the original **Reception Hall 3.7m x 3.7m** finished with a wood block floor and has a staircase rising to the first floor (the current vendors utilise this as a further informal family living area). There is also a **Study 3.7m x 3.3m** which has a feature reclaimed cast iron fireplace (non-operational) and mantel.

First Floor

To the first floor, there are five Bedrooms and a Bathroom. **Bedroom One 3.9m x 3.5m** overlooks the side garden and is adjacent to **Bedroom Four 3.5m x 2.3m**, this could be subdivided to create an en-suite shower room and walk-in wardrobe for Bedroom One if desired (note floorplan). **Bedroom Two 3.7m x 3.4m**, **Bedroom Three 3.7m x 3.3m** and **Bedroom Five 2.4m x 2.7m** all offer views towards Harthill. The well-appointed and spacious **Family Bathroom 3.9m x 2.4m** is fitted with a freestanding roll top bath, large shower facility, pedestal wash handbasin, low level WC and heated towel rail.

Externally

The property benefits from two vehicular entrances, one off Nantwich Road and a second off Smithy Lane. The driveway to the front provides off-road parking, with double gates to the side opening to a rear courtyard with **Detached Garage 6.8m x 3.2m**. From the courtyard, a patio runs down beside the property with stocked borders and lawned gardens beyond which include variety of fruit trees.

The access off Smithy Lane opens onto a hardstanding parking area and, subject to alteration, could give access to the garage.

Services/Tenure

Mains water, electricity, septic tank drainage, LPG gas fire central heating. Freehold.

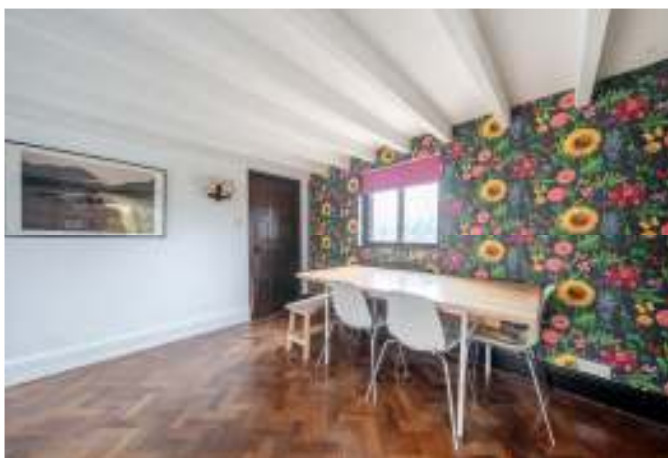
Viewing

Through Cheshire Lamont's Tarporley office.

Directions

What3words: [messing.defectors.hinted](#)

From Tarporley, proceed south down the A49 towards Whitchurch. After approximately four miles, turn right onto the A534 Wrexham Road. Follow the A534 through Bulkeley past The Bickerton Poacher pub and The Sandstone pub. Approximately 250m after The Sandstone, the property will be found the left hand side at the junction of Smithy Lane.

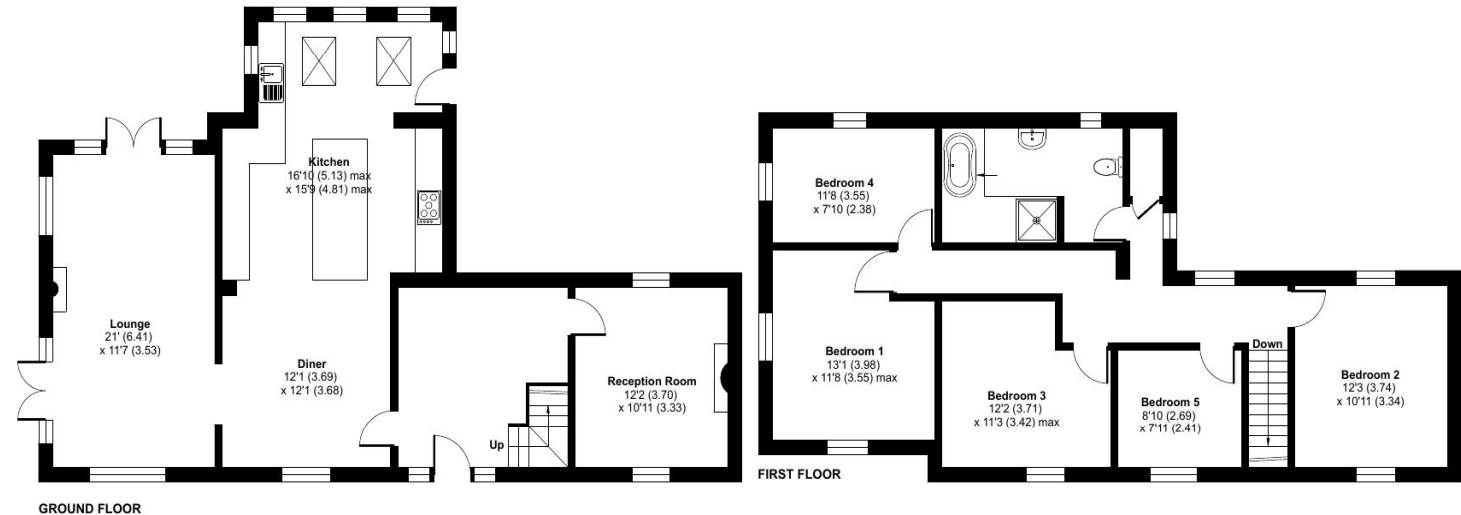




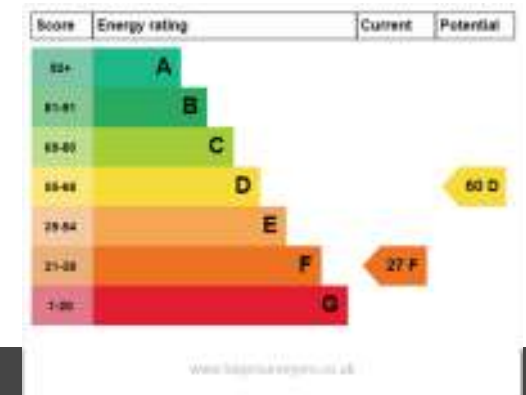
Park View Cottage, Nantwich Road, Broxton, Chester, CH3

Approximate Area = 1819 sq ft / 168.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Cheshire Lamont. REF: 1447410



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