







74 The Walled Garden

Bostock Hall, Bostock Road, Bostock

A spacious four-bedroom detached home in Bostock Hall estate. Features 1,831 sq ft, garage, heritage walled garden setting, and excellent transport links in rural Cheshire.

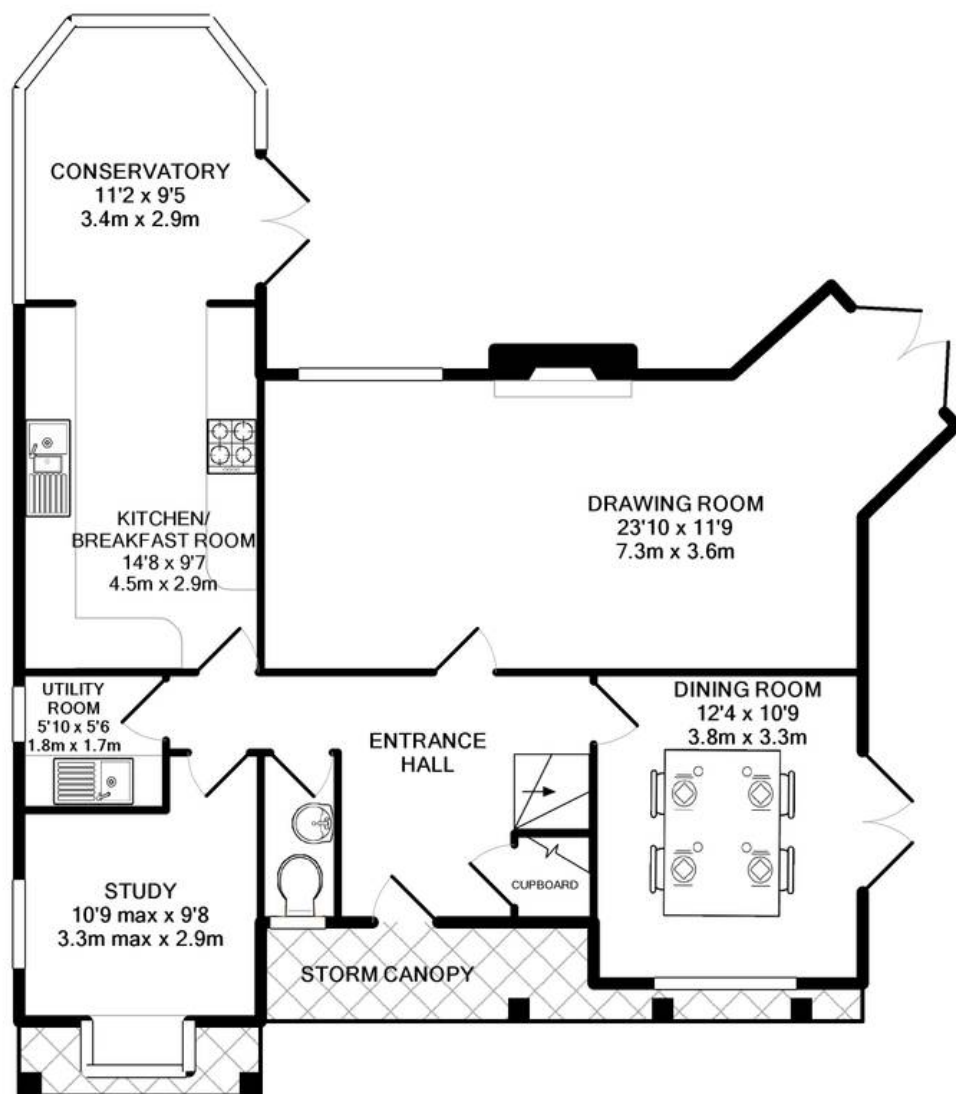
Council Tax band: G

Tenure: Leasehold

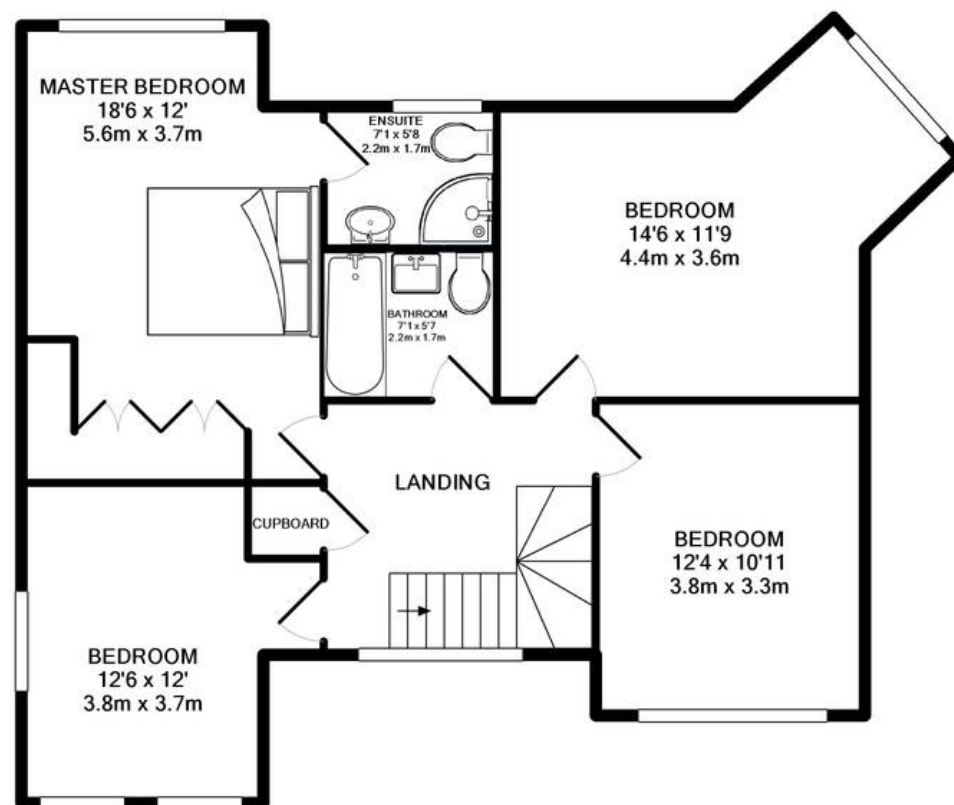
EPC Energy Efficiency Rating: TBC

- NO ONWARD CHAIN – An excellent opportunity to purchase a spacious four-bedroom detached family home within the prestigious Bostock Hall country estate.
- DESIRABLE CORNER POSITION within The Walled Garden, enjoying an attractive and distinctive setting alongside the beautiful Grade II listed historic garden wall; the house itself is not listed.
- GENEROUS FAMILY ACCOMMODATION extending to approximately 1,831 sq ft (170.1 sq m), arranged over two well-proportioned floors.
- IMPRESSIVE LIVING SPACE including a 23'10" drawing room, separate dining room, study and conservatory, ideal for both family life and entertaining.
- KITCHEN/BREAKFAST ROOM & UTILITY, complemented by a ground-floor cloakroom/WC and excellent practical accommodation.
- FOUR WELL-PROPORTIONED BEDROOMS, including a generous principal bedroom with en-suite, plus a separate family bathroom.
- SUPERB CHESHIRE LOCATION & CONNECTIVITY, convenient for several nearby towns, with nearby country pubs, local amenities, countryside walks and excellent access to the M6.





GROUND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1831 SQ.FT. (170.1 SQ.M.)

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
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