



8 ST. MARY'S DRIVE  
Whitegate  
£950,000



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*Situated on a prestigious executive development, opening onto Vale Royal Abbey Golf Course, a substantial and well-presented detached family home with superb and extensive accommodation throughout. Large private landscaped gardens, driveway providing parking for several vehicles and detached triple garage.*

#### LOCATION

The sought after village of Whitegate houses its own Church and Primary School. A few minutes away is Cheshire Polo Ground, Oulton Park and the award winning Hollies restaurant and shopping experience. Hartford and its amenities is 2.9 miles away and is known for its excellent schools and college. Chester is a 12 mile drive away and the village of Tarporley and the town of Knusford each with their own bustling restaurants, shopping and individual night life are close by. Delamere is also close to the motorway and rail network and within 40 minutes of both Manchester and Liverpool airport.

#### DIRECTIONS

From our office in the centre of Tarporley proceed towards Chester. At the roundabout take the third exit onto the A49 and proceed to the first set of traffic lights. Continue through the lights, passing Nunsmere Hall on the right hand side and at the next crossroads turn right onto the A556 (Chester Road). Continue for approximately 1.8 miles passing the 40mph speed camera and via to the left before the bridge onto Chester Road (A559). At the junction turn right, continue over the bridge and follow the road for 1.9 miles and then turn left into St. Mary's Drive. Proceed and take the next right into an extension of St. Mary's Drive and the property will be found at the end.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

#### GROUND FLOOR

ENTRANCE PORCH 1.93M (6'4) X .91M (3')

Quarry tiled floor and inset downlighters.

Door leading into:-

ENTRANCE HALL 3.94M (12'11) X 3.91M (12'10) MAX

Wooden flooring, stairs to First Floor, ceiling rose, ceiling coving and radiators.

INNER HALL (LEFT OFF THE ENTRANCE HALL) 5.59M (18'4) X 1.63M (5'4)

Wooden flooring, window to front, ceiling rose, ceiling coving and radiator.

SEPARATE WC 1.57M (5'2) X 1.14M (3'9)

Wooden flooring, half tiled walls, low level WC, pedestal washbasin, ceiling coving, window to front and radiator.

DRAWING ROOM 6.3M (20'8) X 4.72M (15'6)

Accessed via double doors from Inner Hall.

Wooden flooring, large stone fireplace with inset grate, ceiling coving, ceiling roses, windows to front, side and rear, double doors to rear and radiators.

DINING ROOM 4.57M (15) X 3.86M (12'8)

Accessed via double doors from Inner Hall.

Wooden flooring, ceiling coving, ceiling rose, windows and double doors to rear and radiator.

OPEN PLAN FAMILY DINING BREAKFAST KITCHEN

BREAKFAST KITCHEN 6.48M (21'3) X 3.33M (10'11) WIDENING TO 4.75M (15'7)

Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers. Base units with granite work surfaces over. Inset one and a half bowl sink unit with mixer tap, inset 'Smeg' range cooker with six ring hob, warming plate, double oven, grill and extractor mantle over, built-in dishwasher, built-in fridge/freezer, inset downlighters, ceiling coving, windows to rear and radiator.

Opening into:-

FAMILY DINING AREA 4.37M (14'4) X 3.58M (11'9)

Also accessed via Entrance Hall.

Tiled floor, stone fireplace with inset living flame coal effect gas fire, double doors to rear, ceiling coving, inset downlighters and radiator.

UTILITY ROOM 4.57M (15) X 3.56M (11'8)

Accessed via Breakfast Kitchen.

Tiled floor, fitted with a range of wall and base units comprising cupboards. Base units with work surfaces over. Inset one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine/dryer, door and window to rear, ceiling coving and radiator.

INNER HALL (RIGHT OFF THE ENTRANCE HALL)

Wooden flooring, window to front, ceiling coving, ceiling rose and radiator.

WALK-IN CLOAKS CUPBOARD 1.6M (5'3) X 1.17M (3'10)

Front and radiator.

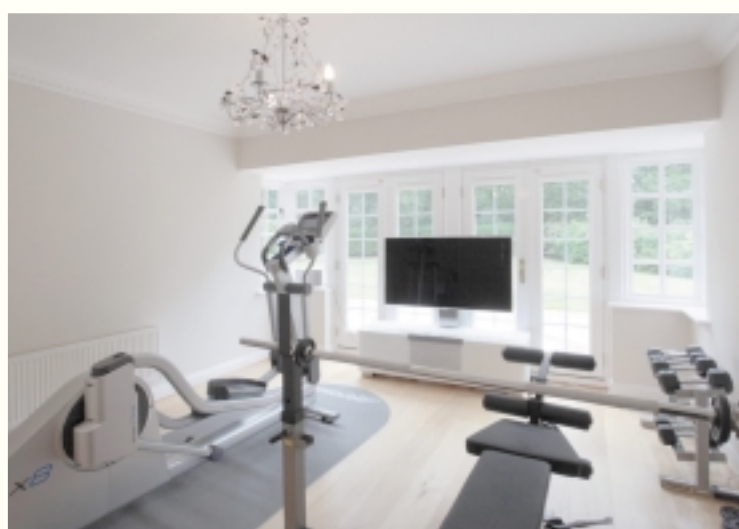
STUDY 4.22M (13'10) INTO BAY X 2.44M (8')

Bay window to rear, ceiling coving, inset downlighters and door leading to:-

SITTING ROOM 6.3M (20'8) X 4.04M (13'3)

Also accessed via double doors from Inner Hall.

Large stone fireplace with inset grate, windows to front and rear, double doors to rear, ceiling coving, ceiling roses and radiators.



#### FIRST FLOOR

GALLERIED LANDING 4.93M (16'2) X 4.9M (16'1)

Bay window to front, ceiling coving, ceiling rose, large airing cupboard and radiator.

MASTER BEDROOM SUITE

WALK-IN WARDROBE 4.52M (14'10) X 1.42M (4'8)

Built-in wardrobes with hanging rail and shelving, ceiling coving, window to front, inset downlighters and radiator.

BEDROOM 6.35M (20'10) X 3.96M (13')

Windows to front and rear, ceiling coving and radiators.

EN-SUITE BATHROOM 3.1M (10'2) X 2.67M (8'9)

Tiled floor, half tiled walls, low level WC, pedestal washbasin, panelled corner bath with mixer tap and separate shower head attachment, shower unit with wall mounted 'Adelphi' shower head over and fully tiled wall splash back, window to rear, ceiling coving, inset downlighters and radiator.

GUEST BEDROOM SUITE

BEDROOM 6.35M (20'10) X 4.06M (13'4)

Windows to front and rear, ceiling coving and radiators.

Walk-in Wardrobe 1.78m (5'10) x 1.27m (4'2)

Built-in wardrobes with hanging rail and shelving, ceiling coving, inset downlighters and radiator.

EN-SUITE BATHROOM 2.41M (7'11) X 2.08M (6'10)

Tiled floor, half tiled walls, low level WC, pedestal washbasin, panelled bath with mixer tap and separate shower head attachment, shower unit with wall mounted 'Adelphi' shower head over and fully tiled wall splash back, window to rear, ceiling coving, inset downlighters and radiator.

BEDROOM THREE 4.14M (13'7) X 3.23M (10'7)

Window to rear, ceiling coving and radiator.

DRESSING AREA 1.93M (6'4) X 1.27M (4'2)

Built-in wardrobes with hanging and shelving, ceiling coving and radiator.

EN-SUITE SHOWER ROOM 2.59M (8'6) X 1.4M (4'7)

Tiled floor, half tiled walls, low level WC, pedestal washbasin, double shower unit with wall mounted 'Adelphi' shower head over and fully tiled wall splash back, window to rear, ceiling coving, inset downlighters, radiator and heated towel rail.

BEDROOM FOUR 4.01M (13'2) X 2.97M (9'9)

Built-in wardrobes with hanging and shelving, windows to rear, ceiling coving and radiator.

FAMILY BATHROOM 2.59M (8'6) X 2.11M (6'11)

Tiled floor, half tiled walls, low level WC, pedestal washbasin, panelled bath with mixer tap and separate shower head attachment, shower unit with wall mounted 'Adelphi' shower head over and fully tiled wall splash back, window to rear, ceiling coving, inset downlighters and heated towel rail.

INNER LANDING 2.69M (8'10) X 2.67M (8'9)

Window to rear, storage cupboard, inset downlighters and stairs to:-

#### SECOND FLOOR

LANDING

Velux windows to rear, inset downlighters and radiator.

BEDROOM FIVE 6.96M (22'10) X 3.71M (12'2)

Velux windows to rear, window to front, inset downlighters and radiator.

FAMILY SITTING AREA 4.19M (13'9) X 3.66M (12')

Velux windows to rear, inset downlighters and radiators.

FAMILY SHOWER ROOM 2.72M (8'11) X 2.49M (8'2)

Tiled floor, fully tiled walls, low level WC, wall mounted washbasin with mixer tap, shower unit with drencher head and separate wall mounted shower head over, Velux windows to rear, inset downlighters and heated towel radiator.

BEDROOM SIX 8.03M (26'4) MAX X 4.95M (16'3) MAX

Velux windows to rear, window to front, inset downlighters and radiators.

#### OUTSIDE

GARDENS

The landscaped gardens surrounding the property are mainly laid to lawn with well-stocked borders, large paved sitting areas ideal for outside entertainment and mature tree/hedged boundaries creating privacy.

The property is approached by a gated entrance which opens onto a large block paved driveway providing ample off road parking and turning for several vehicles and leads to:-

DETACHED TRIPLE GARAGE 8.05M (26'5) X 5.69M (18'8)

Electric up and over doors, window to rear, door to side, light and power.

Above the garage is a mezzanine storage with window to side that measures 7.59m (24'11) x 3.3m (10'10).

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.

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band H.

POST CODE CW8 2EZ

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

